Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 02/17/2005
PAGE: 1 of 1

SUBJECT: C814-88-0001.08 - Gables at Westlake - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3100-3320 North Capital of Texas Highway (Lake Austin Watershed) from planned unit development (P.U.D.) district zoning to planned unit development (P.U.D.) district zoning to change a condition of zoning. Zoning and Platting Commission Recommendation: To grant planned unit development (P.U.D.) district zoning with conditions. Applicant: Protestant Episcopal School Council (Brad Powell). Agent: Drenner Stuart Metcalfe von Kreisler (Steve Drenner). City Staff: Glenn Rhoades, 974-2775.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C814-88-0001.08

Z.A.P. DATE: November 16, 2004
January 4, 2005
January 18, 2005

C.C. DATE: February 17, 2005

ADDRESS: 3100-3320 N. Capitol of Texas Hwy.

OWNER/APPLICANT: Protestant Episcopal Church (Brad Powell)

AGENT: Drenner Stuart Wolff Metcalfe von Kriesler (Michele Haussmann)

ZONING FROM: PUD **TO:** PUD

AREA: 31.844 acres

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 4, 2005 – Approved the P.U.D. amendment to allow for townhouse and condominium (SF-6) district zoning regulations (Vote: 5-4, Baker, Martinez, Pinneli and Hammond – nay).

January 18, 2005 – Brought back to rescind and reconsider. However, it failed to garner the required two Commissioners to sponsor rescinding and reconsideration.

ISSUES:

Staff has been contacted by the Commission to place this item back on the agenda to consider rescinding and reconsidering the motion as approved on January 4, 2005. The reason for reconsideration is to clarify the motion that was approved.

The applicant in this case is proposing to change the existing Davenport Planned Unit Development (PUD) land use plan, which was approved on January 19, 1989. The PUD as it stands today, designates this portion of the PUD property as an office and retail use (see exhibit A) and the owner is proposing to amend the land plan in order to allow for multifamily residential. The applicant is proposing 328 dwelling units. In addition to amending the land plan to allow for multifamily, the applicant is requesting two variances from the Code for construction on steep slopes and to the cut and fill requirements. The variance requests were considered by the Environmental Board on October 6, 2004 and were recommended with conditions. The motion from the Environmental Board is attached (see exhibit C).

In addition to the application to amend the PUD land plan, the applicant has also filed an application to amend an associated restrictive covenant. There is a restrictive covenant that limits the property to commercial and single-family uses (see exhibit B). This must also be amended in order to allow a multifamily residential use.

There has been substantial neighborhood opposition to the proposed change and at the November 16, 2004 Zoning and Platting Commission hearing a subcommittee was formed to see if there could be any compromise between the neighborhood and the property owners. The first meeting was held on November 22, 2004 and several representatives from both sides were in attendance. At the meeting it was agreed that Mr. Steve Drenner, representative for the property owner, would forward a proposal

to the neighborhood for review and the subcommittee would reconvene on December 13, 2004. The purpose of the second meeting was to find out if an agreement had been reached or if there was any room for compromise. At the end of the meeting it was determined that a compromise could not be reached at that time, but that dialogue between the neighborhood and the applicant would continue. Please attached signatures in opposition to the proposed change.

BASIS FOR RECOMMENDATION:

The proposed multifamily use is appropriate at this location. Generally, land uses transition from more intense uses to lower intensive uses between single-family neighborhoods and arterial roadways. The subject tract is adjacent to Capitol of Texas Highway to the east and a single-family neighborhood to the west. Presently, the property is proposed for an office/retail park and staff believes that a multifamily project would be more compatible with the single-family neighborhood to the west.

In addition, when the PUD was originally approved there was a Traffic Impact Analysis (TIA) that was conducted. The TIA allows 6,720 vehicle trips per day for the approved office retail complex. However, if the site were developed with 328 multifamily units, the trip generation would be significantly reduced to 2,070 vehicle trips per day (see transportation comments).

As previously stated, the applicant has requested two environmental variances from the Land Development Code, from cut and fill and building on steep slopes. The City's environmental staff recommended the variances to the Environmental Board and the Board has recommended their approval to City Council. The Board believes that the current proposal will "...provide for greater environmental protection than the approved PUD..." (see exhibit C).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	PUD	Commercial
South	PUD	Undeveloped
East	SF-1	Single Family
West	PUD	Single Family

AREA STUDY: N/A

TIA: N/A

WATERSHED: Lake Austin

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

#153 – Rob Roy Homeowners Association
#303 – Bridgehill Homeowners Association
#331 – Bunny Run Homeowners Association
#434 – Lake Austin Business Owners
#511 – Austin Neighborhoods Council
#605 – City of Rollingwood
#920 – The Island on Westlake Homeowners Association

#965 – Old Spicewood Springs Neighborhood Association

CASE HISTORIES:

There have been no recent zoning cases in the immediate vicinity.

RELATED CASES:

There is an associated restrictive covenant amendment (C814-88-0001(RCA)) that is to be heard concurrently with this application.

CITY COUNCIL DATE AND ACTION:

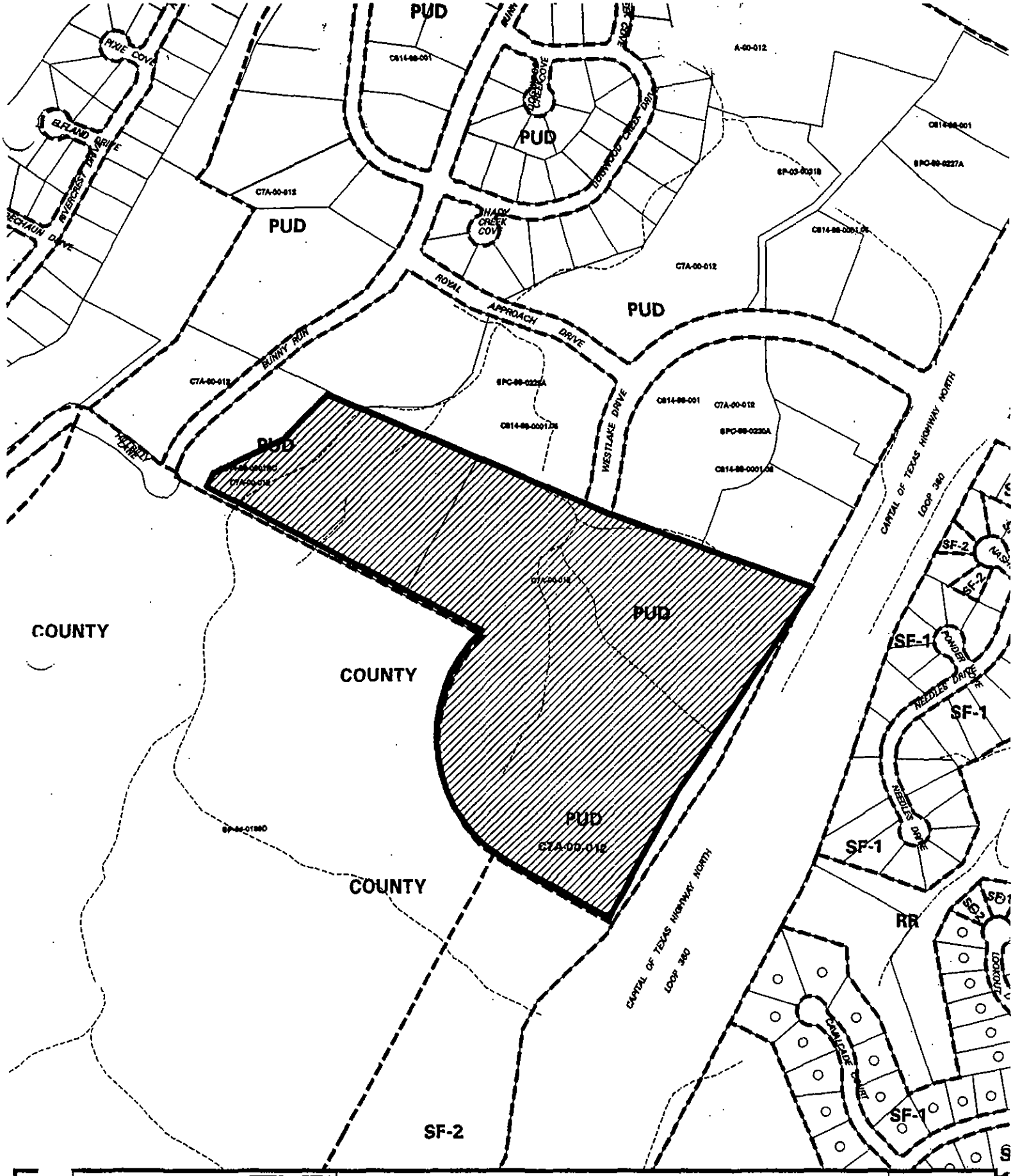
February 17, 2005 -

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Glenn Rhoades **PHONE:** 974-2775

E-MAIL: glenn.rhoades@ci.austin.tx.us



1"=400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: G. RHOADES	PLANNED UNIT DEVELOPMENT CASE #: C814-88-0001.08 ADDRESS: N CAPITAL OF TEXAS HWY DATE: 04-06 SUBJECT AREA (acres): 31.844 INTLS: SM	CITY GRID REFERENCE NUMBER F27

STAFF RECOMMENDATION C814-88-0001(RCA)

Staff recommends amending the Planned Unit Development to allow for multifamily residential.

BASIS FOR RECOMMENDATION

Staff believes the proposed multifamily use is appropriate at this location. Generally, land uses transition from more intense uses to lower intensive uses between single-family neighborhoods and arterial roadways. The subject tract is adjacent to Capitol of Texas Highway to the east and a single-family neighborhood to the west. Presently, the property is proposed for an office/retail park and staff believes that a multifamily project would be more compatible with the single-family neighborhood to the west.

In addition, when the PUD was originally approved there was a Traffic Impact Analysis (TIA) that was conducted. The TIA allows 6,720 vehicle trips per day for the approved office retail complex. However, if the site were developed with 328 multifamily units, the trip generation would be significantly reduced to 2,70 vehicle trips per day (see transportation comments).

As previously stated, the applicant has requested two environmental variances from the Land Development Code, from cut and fill and building on slopes. The City's environmental staff recommended the variances to the Environmental Board and the Board has recommended their approval to City Council. The Board believes that the current proposal will "...provide for greater environmental protection than the approved PUD..." Please see the attached recommendation from environmental staff and the motion from the Environmental Board.

Transportation

The proposed site generates significantly less trips than the originally approved use for this tract (office/retail). The TIA was waived for this revision because of the significantly reduced trips from the earlier application. The applicant is proposing to develop a multi family site with approximately 328 dwelling units which will generate approximately 2,070 trips per day. This is a difference of 4,650 vehicles per day less than what was approved with the original TIA. This site is still subject to all of the conditions assumed in the original TIA and will be required to post the appropriate pro rata share based on peak hour trips established with the TIA and as stated in the restrictive covenants and subsequent amendments.

Design and construction of the proposed Westlake Drive will be reviewed at the time of subdivision. At that time approval from TXDOT will be required and may modify the ultimate connection location between the proposed Westlake Drive and Capital of Texas Highway.

As stated in the summary letter no direct access to Capital of Texas Highway is proposed.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped.

EXA

F.A.R. & PARKING SUMMARY

IMPERVIOUS COVER SUMMARY

ORDINANCE CALCULATIONS

Scale: 1" = 100'

Contour datum: City standard

DATE: MARCH 27, 1988
REVISED: JULY 1, 1988
SEPTEMBER 22, 1988
REVISED: October 23, 1988
November 14, 1988

CONCEPTUAL SITE PLAN

Davenport Ranch

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
5000 Plaza On The Lake, Suite 206 Austin, Texas 78746
(512) 327-0307

CANY ENGINEERING INCORPORATED

DAVENPORT W P.U.D.

SHEET 10 (

EXHIBIT "H"

EX. B

developed according to City standards as if it were within the limited purpose jurisdiction of the City, as and to the extent expressly set forth in this Restriction. Declarant agrees that the Property may remain in the status of being within the jurisdiction of the City for limited purposes for forty (40) years from the effective date of this Restriction, and expressly waives the right to request and require annexation for full purposes within three (3) years of the annexation for limited purposes. The City may from time to time annex all or a portion of the Property for full purposes at any time provided that such annexations shall be in accordance with this Restriction and all statutory requirements of the State of Texas regarding annexation of territory for full purposes.

1.10 Commercial use within the Property shall be limited to the commercial portions of the Property (as identified on the Concept Plans). The remainder of the Property shall be developed for single family residential uses.

1.11 The uses of the Property shall not be more intensive than the uses, and shall be subject to the restrictions, set forth on Exhibit B attached hereto and made a part hereof for all purposes. As to portions of the Property within the city limits of the City, uses shall be in accordance with the permanent zoning classifications fixed in the above referenced City of Austin Zoning Case. Development intensities as set forth on the Concept Plans and on Exhibit B may be subject to reduction on a lot by lot basis upon submittal to and review by the City of final site development permit plans containing full vegative and tree survey information and grading plans, based on such information and plans.

1.12 (a) The total developed area of the commercial portions of each Tract within the Property shall not exceed the floor-to-area ratio ("FAR") and the impervious cover ("Impervious Cover") as set forth on the Concept Plans.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10909 1662

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ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING DATE REQUESTED:	October 6, 2004
NAME/NUMBER OF PROJECT:	Davenport PUD (Gables Westlake)/C814-88-0001.08
NAME OF APPLICANT OR ORGANIZATION:	Gables Residential Jim Knight (Agent), 328-0011
LOCATION:	3100-3320 North Capital of Texas Highway
PROJECT FILING DATE:	June 9, 2004
WATERSHED PROTECTION STAFF:	Chris Dolan 974-1881 chris.dolan@ci.austin.tx.us
CASE MANAGER:	Glenn Rhoades 974-2775 glenn.rhoades@ci.austin.tx.us
WATERSHED:	Lake Austin (Water Supply Rural)
ORDINANCE:	West Davenport PUD (Ordinance # 890202-B)
REQUEST:	Amendment to PUD Ordinance that includes exceptions (variances) from Lake Austin Ordinance Sections 9-10-383 (Construction on Slopes), and 9-10-409 (Cut/Fill).
STAFF RECOMMENDATION:	RECOMMENDED WITH CONDITIONS.

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MEMORANDUM

TO: Betty Baker
Chairman, City of Austin Zoning and Platting Commission

FROM: J. Patrick Murphy, Environmental Services Officer
Watershed Protection and Development Review Department

DATE: October 19, 2004

SUBJECT: Gables Westlake C814-88-0001.08

Description of Project Area

The proposed Gables residential project is located on Lot 1 of Block D and Lot 16 of Block E, within the Davenport West Planned Unit Development (PUD). The site is located within the full purpose jurisdiction of the City of Austin, on the west side of the Capital of Texas highway (Loop 360), just south of Westlake Drive. The referenced lots are currently zoned for office and retail development per the approved PUD Land Use Plan. The two lots have a combined acreage of 28.98 acres, and were allocated a total of 9.49 acres of impervious cover when the PUD Ordinance (89-02-02-B) was approved by City Council in 1989. The site is bordered by Loop 360 to the east, commercial development and undeveloped property to the north and west, and St Stephens School to the south. The site is within the Lake Austin Watershed, which is classified as a Water Supply Rural Watershed by the City's Land Development Code (LDC).

The lots in question (Lot 1, Block D; and Lot 16, Block E) are subject to the Lake Austin Ordinance (Ordinance Number 840301-F), as modified by the PUD Ordinance. Impervious cover limitations are dictated on an individual slope category basis for development subject to the Lake Austin Ordinance. Per the PUD Ordinance, allowable impervious cover is 5.13 acres for Lot 1, Block D, and 4.36 acres for Lot 16, Block E. In order to achieve the level of impervious cover allocated by the PUD Ordinance, exceptions (variances for cut/fill and construction on slopes) to the Ordinance requirements are being requested. The requested exceptions are typical for development sites in and adjacent to the Planned Unit Development. There is floodplain adjacent to St. Stephens Creek located at the west end of the site. No development is proposed within the floodplain.

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Existing Topography and Soil Characteristics

The topography of the site generally slopes to the west/northwest, away from Loop 360, and toward St. Stephens Creek. The majority of the steep slopes on the site are located between Loop 360 and the proposed development on Lot 1. The site includes some relatively small areas with slopes (most of which are in the 15-25% category) upon which some development must occur in order to achieve the impervious cover limit allocated by the PUD Land Use Plan. Elevations range from approximately 774 feet above mean sea level (MSL) at the east end of Lot 1, to approximately 634 feet above MSL at the north end of Lot 16.

The soils on the site are classified as Brackett and Volente series soils. The Brackett soils are shallow and well drained, and the Volente soils consist of deep, well drained, calcareous soils occupying long and narrow valleys.

Vegetation

The majority of the site is dominated by Ashe juniper/oak woodlands, with multi-trunked Ashe juniper (cedar) intermixed with spots of Live oak and Texas oak. The project was designed to preserve the mature oaks to the maximum extent that was feasible. A majority of the protected size oaks are located in the floodplain, and will not be disturbed by the proposed development. Shrubs on the site include persimmon, agarita, flaming sumac, greenbriar and Mexican buckeye.

Tree replacements will be installed on the site to the maximum extent that is practical. As a condition of staff support, all replacement trees will be container grown from native seed.

The Hill Country Roadway Corridor Ordinance (HCRC), as modified by the PUD Ordinance, requires that 7.44 acres of Lot 1, and 4.32 acres of Lot 16 (for a total of 11.76 acres) be set aside as HCRC Natural Area. This project proposes to set aside 12.7 acres of Natural Area. As a condition of staff support, all revegetation within disturbed Natural Areas (which will be limited to vegetative filter strip areas) will be specified to be with a native grass/wildflower mix.

Critical Environmental Features/Endangered Species

Based on an Environmental Assessment, as well as a site visits by Watershed Protection Staff, there are no critical environmental features located on, or within 150 feet of the limits of construction. The issue of endangered species was addressed during the PUD approval process, and on June 7, 1990 a letter from the United States Fish and Wildlife Service was provided, indicating that the property did not contain endangered species habitat.

Requested Exceptions to the PUD Ordinance Requirements

The exceptions to the PUD Ordinance that are being requested by this project are to Environmental Sections 9-10-383 (Construction on Slopes) and 9-10-409 (Cut/Fill) of the Lake Austin Watershed Ordinance (Ordinance Number 840301-F). As previously noted, the

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site is part of an approved PUD Land Use Plan for which impervious cover was allocated on an individual lot basis during the PUD Ordinance approval process. During the PUD approval process, a conceptual, zoning site plan for office/retail was approved for this site. In order to achieve the level of impervious cover allocated by the PUD Ordinance, the same exceptions (variances for cut/fill and construction on slopes) to the Ordinance requirements that would have been required for the approved conceptual office/retail plan are being requested for this PUD Amendment. While both the approved office/retail plan, and the proposed multi-family plan, would require the same cut/fill variance, the multi-family project will require less than one third of the cut, and just over half of the fill required by the approved office/retail plan. The majority of the proposed cut and fill would be from four to eight feet. There are small areas of cut (approximately 9,855 square feet) exceeding 8 feet, to a maximum of 16 feet. There are also a couple small areas of fill (4,995 square feet) exceeding 8 feet, to a maximum of 10 feet. All proposed cut/fill will be structurally contained.

Due to the topography of the site, as well as the proposed design that includes an improved WQ Plan, impervious cover for the 15-25% slope category exceeds what is allowable under the Lake Austin Ordinance (LAO). Allowable impervious cover for this slope category is .65 acres, and approximately .77 acres is proposed by the multi-family project. The applicant worked diligently with Staff to reduce impervious cover on the 15-25% slopes, and the resulting .12 acres (approximately 6100 square feet) that exceeds what is allowable under the LAO is still less than would have been requested with the office/retail plan. The applicant has worked closely with COA Water Quality Review Staff to provide a WQ Plan for the site that exceeds the Lake Austin Ordinance requirements. The proposed capture volume depth will be approximately double the requirement of the LAO. Water Quality for the multi-family plan will treat and remove pollutants for approximately 4.42 acres of TXDOT ROW, and 4.2 acres of the Westlake Drive extension ROW. The proposed multi-family plan will provide overland flow and grass lined channels over most of the site allowing the use of vegetative filter strips which, along with the standard WQ ponds, will result in an overall WQ Plan that meets current code requirements (as opposed to the less stringent requirements of the LAO). The vegetative filter strip areas will be restored with native vegetation, and an IPM Plan will be provided. In addition, the office/retail plan was approved with on-site wastewater treatment (septic), and the proposed multi-family project will convey wastewater to a COA wastewater treatment facility.

Lake Austin Watershed Ordinance, Section 9-10-383, Construction on Slopes

Section 9-10-383 of the Lake Austin Watershed Ordinance limits impervious based on individual slope category. Forty (40) percent impervious cover is allowed on slopes under 15%; ten (10) percent impervious cover is allowed on slopes between 15 and 25%; five (5) percent impervious cover is allowed on slopes between 25 and 35%.

Lake Austin Watershed Ordinance, Section 9-10-409, Cut and Fill Requirements

Section 9-10-409 of the Lake Austin Watershed Ordinance limits cut and fill, with the exception of what is required for structural excavation (defined as excavation required for building foundations), to 4 feet. The Ordinance also states that all slopes exceeding a 3 to 1

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ratio, that were generated by the cut and fill, shall be stabilized by a permanent structural means.

The proposed PUD Amendment, including exceptions to the standards of the PUD Ordinance, is recommended by Staff with conditions.

Conditions

1. All cut/fill to be structurally contained.
2. All restoration of disturbed natural areas (including vegetative filter strips) to be with native grass/wildflower mix.
3. Replacement trees to be a diverse selection of Class 1 trees, container grown from native seed.
4. Provide Water Quality measures that meet all current code requirements (as opposed to the less stringent requirements of the LAO).
5. Provide an IPM Plan.
6. Provide a minimum of 12.7 acres of Hill Country Natural Area (per the PUD Ordinance, only 11.76 acres are required).

If you have any questions or require further assistance, please contact Chris Dolan at 974-1881.

Patrick Murphy, Environmental Officer
Watershed Protection and Development Review Department

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LAKE AUSTIN WATERSHED ORDINANCE VARIANCES – FINDINGS OF FACT

Project: Gables at Westlake - VARIANCE #1
Ordinance Standard: LAO Section 9-10-384 to allow impervious cover for commercial development to exceed the allowable percentages within individual slope categories.

JUSTIFICATION

1. The variance shall be the minimum departure necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences.

   Yes/ This project is subject to Lake Austin Ordinance (LAO), as amended by the Daveport West PUD (Ordinance #89-02-02-B). The Davenport West PUD Land Use Plan assigned design criteria (including impervious cover limitations) for each of the lots within the PUD. This site (Lot 1, Block D and Lot 16, Block E) was allocated 9.49 acres of IC. The site could not be developed to the allowable intensity without exceeding the impervious cover limitations (10%) of the 15-25% slopes. The applicant worked with Staff to reduce construction on the 15-25% slopes, while at the same time preserving as many mature, Class 1 trees as practical. Site visits the City's Environmental Resource Management Division indicated that no Critical Environmental Features were located on, or within 150 feet of the LOC.

2. The variance shall not provide the applicant with any special privileges not enjoyed by other similarly situated properties with similarly timed development.

   Yes/ This variance will not provide the applicant with any special privileges not enjoyed by other projects in the area. Variances to allow construction to exceed impervious cover limitations for individual slope categories have been approved for other projects within the Lake Austin Watershed. As stated in the previous finding, this project is subject to Lake Austin Ordinance, as amended by the West Davenport PUD (Ordinance #89-02-02-B).

3. The variance shall not be based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivides land after October 20, 1983.

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Yes/ Although site specific topography was not available to staff during the PUD (or preliminary plan) approval process, it was anticipated that impervious cover would need to exceed the limitations of individual slope categories in order to approach the allowable IC that was designated for this site at the time the PUD was approved.

To support granting a variance <u>all</u> applicable criteria must be checked "yes".

LAKE AUSTIN WATERSHED ORDINANCE VARIANCES – FINDINGS OF FACT

Project: Gables at Westlake - VARIANCE #2
Ordinance Standard: LAO Section 9-10-409 to allow cut and fill to exceed four feet.

JUSTIFICATION

4. The variance shall be the minimum departure necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences.

   Yes/ This project is subject to Lake Austin Ordinance (LAO), as amended by the Daveport West PUD (Ordinance #89-02-02-B). The Davenport West PUD Land Use Plan assigned design criteria (including impervious cover limitations) for each of the lots within the PUD. This site (Lot 1, Block D and Lot 16, Block E) was allocated 9.49 acres of IC. The topography of the site dictates that a cut/fill variance would be required to allow any development to meet the West Davenport PUD design criteria. The development associated with the proposed PUD Amendment will require less cut/fill than the existing, approved zoning site plan for the site. In addition, the applicant worked closely with City Saff to produce a WQ Plan that exceeds the WQ requirements of the approved, zoning site plan. Site visits by the City's Environmental Resource Management Division indicated that no Critical Environmental Features were associated with the site. *All cut/fill will be structurally contained. that was associated with PUD requires a maximum of 24 feet of cut and 16 feet of fill. With the exception of a small portion of the parking lot, all of the required cut is associated with the Water Quality Pond located behind the building. The pond is sized to provide Water Quality that exceeds (by 25%) the required WQ volume.*

5. The variance shall not provide the applicant with any special privileges not enjoyed by other similarly situated properties with similarly timed development.

   Yes/ The variance will not provide the applicant with any special privileges not enjoyed by other properties in the area. Numerous cut/fill variances have been approved within the Lake Austin Watershed. As stated in the previous finding, this project is subject to Lake Austin Ordinance, as amended by the West Davenport PUD (Ordinance #89-02-02-B).

6. The variance shall not be based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivides land after October 20, 1983.

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Yes/ Based on the topography that was available to Staff at the time of PUD approval, it was anticipated that a cut/fill variance would be required to develop this site according to the criteria established by the PUD Ordinance (9.49 acres of IC). However, based on the previously referenced topography, Staff was unable to anticipate the maximum extent of the cut/fill at that time.

To support granting a variance <u>all</u> applicable criteria must be checked "yes".

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ENVIRONMENTAL BOARD MOTION 100604-B1

Date: October 6, 2004

Subject: Amendments to the Davenport PUD Ordinance # 890202-B

Motioned By: Tim Riley Seconded By: Dave Anderson

Recommendation

The Environmental Board recommends **conditional approval** of the amendment to the Davenport PUD (Ordinace # 890202-B) including the exceptions to the Lake Austin Ordinance Sections 1) 9-10-383 – to allow construction on slopes and 2) 9-10-409 – to allow cut and fill in excess of 4' with the following conditions:

Staff Conditions

1. All cut/fill to be structurally contained;
2. All restoration of disturbed natural areas (including vegetative filter strips to be with native grass/wildflower mix;
3. All replacement trees to be Class I trees, container grown from native seed;
4. Provide water quality measures that meet all current code requirements (as opposed to the less stringent requirements of the LAO);
5. Provide an IPM Plan;
6. Provide a minimum of 12.7 acres of Hill Country Natural Area (per the PUD Ordinance, only 11.76 acres required).

Additional Board Conditions

7. The construction of the level spreaders and berms associated with the vegetative filter strips will be performed by non-mechanical equipment.
8. The project will comply with City of Austin Green Builder Program at a one star level.

Continued on back

Ex.C
1D

9. Require 194-3 inch container grown Class 1 trees. Trees will be selected to provide overall species diversity and shall have a 2-year fiscal posting (this Board condition supersedes Staff condition 3).

10. Reduction of impervious cover for Westlake Drive by reducing the roadway lanes from four lanes to two lanes (with appropriate turn bays).

11. Capture and treatment of 4.42 acres of right-of-way for Capital of Texas Highway (Loop 360).

12. Coal-tar based sealants shall not be used.

Rationale

The proposed amendments, on balance, provide for greater environmental protection than the approved PUD Ordinance. The proposed amendments and conceptual design provide for greater protection of the existing tree canopy than the approved PUD Ordinance. The proposed multi-family plan provides for greater water quality protection through the use of sedimentation/filtration ponds and vegetative filter strips. Additionally, the applicant agrees with the staff condition that the development will meet current code requirements relative to water quality measures. The multi-family plan significantly reduces the required cut and fill needed as compared to the original approved office/retail plan. Also, the multi-family plan reduces impervious cover on slopes 15-25% and slopes greater than 35%. The applicant guarantees that 194 3" container grown Class 1 trees will be planted and that there will be a diversity of species incorporated into the site design. The applicant states that the multi-family plan will reduce traffic by 60%, thereby reducing associated non-point source pollution. The multi-family plan also reduces impervious cover by downsizing the Westlake Drive extension from 4-lanes to 2-lanes. The multi-family plan will also incorporate an Integrated Pest Management Program and will voluntarily comply with the City of Austin's Green Builder Program at the one star level.

Vote 7-0-0-1

For: Ascot, Anderson, Holder, Leffingwell, Maxwell, Moncada, Riley

Against: None

Abstain: None

Absent: Curra

Approved By:

Lee Leffingwell, Chair

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-4011 Fax 512/328-4025
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GABLES WESTLAKE
LOOP 360 AND WESTLAKE DRIVE

GABLES RESIDENTIAL

SITE LOCATION

DATE: 03/08/04 | SCALE: N.T.S. | DRAWN BY: RWM | FILE: [illegible] | PROJECT No.: [illegible]

GABLES-WESTLAKE
DAVENPORT RANCH PALNNED UNIT DEVELOPMENT
CUT/FILL AREA COMPARISON

MULTI FAMILY PLAN

CUT (feet)	AREA (SF)
4 - 6	31,050
6 - 8	10,650
8 - 10	5,025
10 - 12	2,025
12 - 14	1,395
14 - 16	1,410
	51,555 SF

FILL (feet)	AREA (SF)
4 - 6	67,950
6 - 8	11,470
8 - 10	4,995
	84,415 SF

OFFICE PLAN

CUT (feet)	AREA (SF)
4 - 8	85,700
8 - 12	52,600
12 - 16	23,550
16 - 20	14,400
20 - 24	11,400
	187,650 SF

FILL (feet)	AREA (SF)
4 - 8	100,000
8 - 12	55,200
12 - 16	1,100
	156,300 SF

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Davenport Ranch West PUD
Tract F, Block D, Lot 1 and Tract F, Block E, Lot 16

	Original Approved Office\Retail Plan	Proposed Multi-family Plan	Comparison
Land Use: Office Retail Parking Garage Multi-Family	 281,450 sf 40,000 sf 162,500 sf 0	 0 sf 0 sf 0 sf 323 units	--
Water Quality Standards: Onsite: Methodology Capture Volume Offsite: Treating Loop 360 Treating Westlake Dr. Extension	 60" French drain pipe 0.5" No No	 Vegetative filter strips Sedimentation\filtration ponds 0.9"\1.0"	Multi-family plan provides approximately 23,300 cubic feet of additional water quality volume
Wastewater:	Onsite septic	Connecting to City of Austin enclosed system	--
Cut\Fill: Max. Cut Max. Fill	 24 ft 16 ft	 16 ft 10 ft -- --	 Office/Retail plan provides 3 ½ times more total cut area than the proposed MF plan* Office/Retail plan provides 1 ½ times more total fill area than the proposed MF plan* *See summary table
Impervious Cover on Slopes: 0 – 15% 15% - 25% 25 – 35% >35%	 8.31 Ac 0.85 Ac.* 0.05 Ac. 0.02 Ac.* *Would require Env. Variances	 8.41 Ac. 0.77 Ac.* 0.05 Ac. 0.00 Ac. *Requested variance (over by ±6,185 SF)	Multi-family plan reduces impervious cover on slopes 15-25% and slopes >35%
Tree Replacements:	No guarantee of tree replacement	194-3" container grown trees guaranteed	Multi-family plan guarantees 194-3" container grown trees.
Traffic:	6,720 trips per day 4-lane Westlake Dr. Extension cross-section	2,070 trips per day 2-lane Westlake Dr. Extension cross-section	Multi-family plan will reduce traffic (69%) and related pollutants. Reduce impervious cover for Westlake Drive Extension.
Integrated Pest Management Program:	No	Yes	
Green Builder Program:	No	Yes	

Bunny Run Neighborhood Association
6604 Live Oak Drive
Austin, Texas 78746
512-917-3348

HAND DELIVERED

July 29, 2 004

Mr. Glenn Rhoades
Neighborhood Planning and Zoning Department
City of Austin

Re: Gables Residential proposed zoning change /PUD amendment from office /retail to multi-family for the St. Stephens track off Westlake Drive

Dear Mr. Rhoades,

I am the president of the Bunny Run Neighborhood Association (BRNA). In our recent BRNA annual meeting, Steve Drenner on behalf of Gables Residential, made a presentation regarding the above-referenced project and elicited questions from the BRNA membership. Following this presentation, the BRNA membership discussed this proposed development project and concluded by unanimous vote that the proposed development was not in the best interest of the neighborhood. The neighborhood residents concluded that the original retail /office land use, as presently permitted, was preferable to the proposed multi family land use.

You may not be aware that the presently permitted retail/office zoning was the result of a lengthy negotiated process occurring in 1988 between the City of Austin, BRNA, Beth Moran of Davenport Ranch Westview Development Inc. and St. Stephens, the current owner of the property. These negotiations led to a neighborhood zoning plan and resulted in a settlement known as the " Davenport PUD/ St Stephen's land swap". As a part of the 1988 negotiations, the Davenport developer put forward a proposal for multifamily land use and the parties rejected it. As a result, this is why there is no multifamily zoning authorized in the agreement covering the Davenport PUD in our neighborhood (now Hill Partners "San Clemente") and the St Stephens track in question.

It is the opinion of the BRNA neighborhood that not only does the proposed zoning change negatively impact our neighborhood, it constitutes a breach of the agreed upon 1988 land uses for this tract of land. Please note BRNA's opposition to this development and notify us of any deadlines, hearing dates or other calendared items pertaining to this application.

Based on this historical information that I have now provided you, BRNA requests that the Neighborhood Planning and Zoning Department staff reconsider it's recommended approval of the proposed zoning change/PUD amendment. This proposed zoning change clearly violates and significantly changes our agreed to neighborhood zoning plan covering the Davenport PUD commercial property and the St. Stephens commercial track.

BRNA requests that Neighborhood Planning and Zoning honor the letter and the spirit of the 1988 deal between BRNA, Davenport and St. Stephens by recommending denial of Gables Residential's request that the zoning /PUD amendment be changed from office/retail to multifamily land use.

Thank you for your attention to this matter.

Sincerely,

Tom Burns

Tom Burns
President,
Bunny Run Neighborhood Association

HAND DELIVERED,
(COPY BY EMAIL)

Scott R. Crawley
3702 Rivercrest Drive
Austin, TX 78746

December 27, 2004

Mr. Glenn Rhoades
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Rd
Mail room 475
Austin, TX 78704

Re. Gables Westlake-Case Number C814-88-0001.08

Mr. Rhoades:

My fellow residents on Rivercrest Drive (approximately 75 homes), in the absence of an official HOA, have asked me to write to you to voice and register our overwhelming opposition to the Gables Westlake's proposed zoning change in case number C814-88-0001.08.

After meetings with officials from Gables, discussions with city officials and careful review of the proposal and potential implications and impact on our neighborhood, the residents of Rivercrest Drive have concluded that the proposed development is not in the best interests of the neighborhood.

Our list of concerns is considerable and includes the certainty that the neighborhood will be adversely affected by issues related to safety, impervious land usage and adverse traffic patterns. In addition, we are yet to experience the full effect of several recently completed, currently under-occupied, high density housing developments in the area (at least one by Gables). Further to these concerns, I would ask you to make careful note of the following points:

- The original 1988 agreement between St Stephens School, the Bunnyrun Neighborhood Association and the Owners/Developers of the land in question, granted specific consideration to each party in carefully planning and ultimately agreeing on equitable usage of the land. The consideration granted to the neighborhood was an agreement that the land would not be used for multi-family or high density housing. Any moves to discard this agreement or its intent would amount to a serious breach of contract.
- The increase in general residential development in the Davenport area and usage of the 360 corridor over the past few years has put an enormous strain on traffic in the neighborhood. What the neighborhood requires more than anything is more local commercial development to service the local community. Commercial development would have the added advantage of creating captive traffic within the neighborhood that would not require use of 360. I understand that minimizing or reducing traffic flow on 360 is one of the city's major concerns.

Consequently, the Residents of Rivercrest Drive have concluded that the original retail/office land use, as presently permitted is preferable to the proposed multi-family land use.

Please note the Rivercrest Drive residents' opposition to this development and notify us of any deadlines, hearing dates or other calendar items pertaining to this application.

Thank you for your assistance with this matter.

Yours Sincerely,

Scott R. Crawley

cc: Beverly Dorland
Hank Coleman
Steve Wagh

TERRENCE L. IRION
ATTORNEY AT LAW
3660 STONE RIDGE ROAD, STE. B-102
AUSTIN, TEXAS 78746

TELEPHONE: (512) 347-9977 FAX: (512) 347-7085

September 23, 2004

sleffingwell@austin.rr.com
AND U.S. MAIL
Mr. S. Lee Leffingwell
4001 Bradwood Road
Austin, Texas 78722

Re: St. Stephen's School Property - Tract F, Block D, Lot 1 and Block E, Lot 16; C814-88-0001.08; Davenport PUD/Gables

Dear Mr. Leffingwell:

I represent the Creek at Riverbend Homeowners Association, Hunterwood Homeowners Association and an association of property owners living in the Bunny Run Peninsula, Rivercrest and Bridgehill neighborhoods.

Reference is made to my letter to Joe Pantalion, et al., dated September 15, 2004, a copy of which is attached for your reference.

While I never received any response to this letter, item no. 2 from the September 15, 2004 Environmental Board Agenda entitled "Davenport PUD (Gables Westlake)" was pulled from that agenda. It has come to the attention of my clients that this item may be working its way back on to the Environmental Board Agenda of October 6, 2004.

The purpose of this letter is to request that you, as Chairman, direct that this matter be permanently removed from the agenda because it seeks an advisory opinion and recommendation regarding a re-zoning request which is outside the jurisdiction of the Environmental Board to consider.

By copy of this letter to David Smith, Austin City Attorney, I am requesting that he advise you on this matter.

The enclosed copy of my September 15, 2004 letter lays out the legal basis for this request; namely that i) the request requires a re-zoning from "non-residential PUD" to "residential PUD" before any site plan can be considered; ii) the Order or Process in Section 25-1-61 requires that approvals be obtained in the proper order; iii) no re-zoning application has ever been filed; iv) no site plan has been submitted to Watershed Protection Development Review and Inspection Department for a determination if the revised site plan and land use constitutes the same project with respect to the portion of the PUD which is being re-zoned.

The purpose of this letter is to give you a very brief background on the extensive stakeholder process that resulted in the original PUD zoning and why my clients feel so passionate about the maintenance of all land use designations in the PUD unless the re-zoning of the PUD is approved by the City Council after a public hearing process in which all the stakeholders in the original PUD

zoning case have had an opportunity to fully address their concerns with any proposed amendments to Zoning Ordinance No. 890202B.

The subject Tract F (Block D, Lot 1 and Block E, Lot 16) was zoned "non-residential" as a result of a land swap which involved St. Stephen's School, Davenport, Ltd. and the City of Austin. It included the following components:

1. Davenport Ltd., would sell 150 acres of land abutting Wild Basin, which was destined for commercial development, and donate an additional 60 acres for the proposed Wild Basin Preserve. This would remove almost all the commercial development from the Rob Roy neighborhood entrance.

2. Davenport Ltd. would swap 100 acres which abutted St. Stephen's School campus and which St. Stephen's School desired to protect as a view corridor in return for 75% of Tract F owned by St. Stephen's School at the extension of Westlake Drive west of Loop 360.

3. The Davenport Ltd. Wild Basin sale was conditioned on the City's approval of the Davenport West PUD, which would allow St. Stephen's and Davenport Ltd. to obtain commercial zoning on Tract F, including the subject Properties.

4. Each participant received something through the Agreement:
   a) Davenport Ltd., by working with the City of Austin on the 200-acre Wild Basin set aside, could secure the right to develop the balance of the Davenport Ranch without U.S. Fish and Wildlife intervention.
   b) The City of Austin, by purchasing 150 acres from Davenport Ltd. for $2,000,000.00 and obtaining an additional 60-acre dedication from Davenport Ltd., could preserve the largest breeding colony of Black Capped Vireos in the world.
   c) St. Stephen's School would benefit by being able to protect their view corridor along Loop 360 just north of the entrance to the Rob Roy neighborhood on Pascal Lane.

The original Concept Plan for the swapped land included multi-family high density residential along Bunny Run, multi-family where the Creek at Riverbend now exists, a hotel on Cedar Street, and other multi-family residential. These plans were opposed by the neighborhoods and the final approved PUD Zoning Ordinance resulted in agreements between the neighborhoods and Davenport Ltd. and St. Stephen's School which are reflected in the approved PUD. The land use designation on the PUD for Tract F was very intentionally designated "non-residential". It was not designated "commercial" because it was the intent of all parties participating in the original PUD hearings that Tract F would never be developed with "multi-family" and all parties wanted to make it clear that whether multi-family was considered "commercial" or not, it would not be developed with multi-family housing.

My clients feel like a deal was made; a deal in which St. Stephen's School and Davenport Ltd. participated and benefitted. The deal can not and should not now be undone by an administrative review process that looks only at environmental plan modifications to the existing PUD concept site plan; a PUD site plan that is not governed by the new Division V, Chapter 25-2, Section 25-2-391 et sequitur, as adopted by Ordinance No. 031211-11, because it was subject to the PUD requirements adopted before December 15, 1988.

The neighborhoods believe they are entitled to a full debate on the merits and equities of a wholesale change to the land use, which was approved through the consensus building process that resulted in PUD Zoning Ordinance No. 890202-B.

Finally, my clients believe that if the project changes from commercial to residential, the administrative process for determining whether the project retains its vested rights pursuant to H.B. 1704 should be followed. While zoning regulations are generally exempt from H.B. 1704 consideration, where they affect lot size, lot dimensions, lot coverage, building size, or development rights controlled by restrictive covenant, H.B. 1704 rights may be affected. It is our understanding from the limited review my clients have had of the multi-building apartment plan proposed by Gables, that it would require the use of the entire 40% impervious cover entitlements of the existing approved PUD. The irony is that my clients have hired their own experts to determine the economic feasibility of developing a residential project on the site that complies with current environmental ordinance requirements, and has found that such a plan is feasible.

The Gables Plan appears to be neither the most environmentally appropriate alternative to the existing approved project, nor anything close to resembling the agreed upon PUD land uses approved by all stakeholders in the 1989 PUD Ordinance.

Accordingly, we ask that you support our request that any change to the approved project as proposed by Gables go through the orderly process mandated by the Land Development Code and require a debate on the propriety of changing the land use through a re-zoning case before any site plan review is made to any Board or Commission.

Sincerely,

Terrence L. Irion
Attorney for Creek at Riverbend HOA, Hunterwood HOA and the Bunny Run Peninsula, Rivercrest and Bridgehill Neighborhoods

TLI:lm:Enclosure
cc: The Honorable Betty Baker
Chair, Zoning and Platting Commission

#A10 + A11

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

I live in the Davenport Ranch neighborhood across from the land subject to the above-referenced proposed P.U.D. Amendment. By my signature below I am stating my opposition to the proposed P.U.D. Amendment/Zoning Change. My reasons for this opposition include the following:

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2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
CAROL DIXSON	6104 Nashua Ct	732-7299		10/11/04
Jim Copeland	6106 Nashua Ct	329-9817	Jim Copeland	10/11/04
MARIANNE KYER	6105 Nashua Ct	MEK2K@AOL.COM 327-9423	Marianne Kyer	10/11/04
CHARLES T. MANGUM	6103 NASHUA COURT	dmangum@texas.net 327-1225	Charles T. Mangum	10/11/04
DIANNE MANGUM	6103 NASHUA CT.	"	Dianne C. Mangum	10/11/04
Scott Bleck	3503 Needles Dr	732 8336 hcdieb@austin.rr.com		10/12/04
Betsy Davis	3509 Native Dancer Cove	330-9184 kbdavis@prodigy	Betsy Davis	10/12/04
Kristy Knippa	6104 Gun Bow	306-9748 KRISTY_KNIPPA@YAHOO.COM		10/12/04
Barbette Cooper	6105 Gun Bow Ct	329-0596 barbette@austin.rr.com	Barbara B. Cooper	10/12/04
John Cooper	6105 Gun Bow Ct	329-0596 jcooper@austin.rr.com		10/12/04

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
RAYMOND DEVINE	6003 MESSENGER STAKES AUSTIN, TX 78746	RAYDEV@JUNO.COM	Raymond Devine	11/8/04
MARILYN DEVINE	" "	MARDEV@JUNO.COM	Marilyn Devine	11/8/04
JOAN LONGMIRE	6008 MESSENGER STAKE AUSTIN, TX 78746	JELIOS@AUSTIN.RR.COM	Joan Longmire	11/17/04
LLOYD LONGMIRE	" "	"	Lloyd Longmire	11/17/04
Philip L. Spier	6000 Messenger Stake Austin, Tex. 78746	512-329-3036 PS78746@yahoo	[illegible]	11/17/04
Mari Carmen Soles	6000 Messenger Stake Austin Texas 78746	✓	Mari Carmen Soles	11/17/04
Dan Sizemore	6001 Messenger Stake Austin, TX 78746	512 732-8364 DLSizemore@AOL.com	Daniel L. Sizemore	11/17/04
Norma J. Sizemore	6001 MESSENGER STAKE AUSTIN, TX 78746	512-732-8364 NJSizemore@AOL.com	Norma J. Sizemore	11/17/04
Bob Tresch	6007 Messenger Stake Austin TX 78746	512 306 1595	Bob Tresch	11/18/04
Jenny Tresch	6007 Messenger Stake Austin TX 78746	"	Jenny Tresch	11/18/04

2.

CASE # 814-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Marian B. Soape	6005 Messenger Stakes	RalphSoape@aol.com	Marian B. Soape	11-18
RALPH H. SOAPE	" " "	" "	Ralph H. Soape	11-18

Davenport Ranch Patio Homes Association

Printed Name	Street address	Phone	E Mail	Please Contact Me About: Up date Emails	Meeting Notices	Hearing Notices	Contributions
RAYMOND DEVINE	6003 MESSENGER STAKES	328-7104	RAYDEV@JUNO.COM	✓	✓	✓	—
MARILYN Devine	6003 Messenger Stakes	328-0603	marder@juno.com	✓	✓	✓	—
JOAN LONGMIRE	6008 MESSENGER STAKE	327-2228	JEL105@AUSTIN.RR.COM	✓	✓	✓	—
LLOYD LONGMIRE	6008 MESSENGER STAKE	327-2228					—
NORMA J. SIZEMORE	6001 MESSENGER STAKE	732-8364	NJSizemore@AOL	✓			—
DANIEL L. SIZEMORE	6001 messenger STAKE	732-8364	DLSizemore@AOL	✓			
Philip L. Spies	6000 Messenger Stake	327-9076	PSPIAL@yahoo	X	X	X	
Mari Carmen Spies	6000 Messenger Stake	327-3030	macaban@yahoo	✓	–	–	—
Marian B Soape	6005 Messenger Stake	327-8261			✓	✓	✓
RALPH SOAPE	6005 MESSENGER STAKE	327-8261	RALPHSOAPE@AOL	✓	✓	✓	✓
Jenny Tresch	6007 Messenger Stake	306-1595					
Bob Tresch	6007 Messenger Stake	306-1595					

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
STEVE STRATTON	4104 BELMONT PARK DR	347-8001	Steve A Stratton	10/31/04
SUZANNE STRATTON	4104 BELMONT PARK DR	347-8002	Suzanne Stratton	10/31/04
SEAN C FORBES	4100 BELMONT PARK DR	328-6703	[illegible]	11/07/04
BRENDA S FORBES	4100 BELMONT PARK DR	328-6703	[illegible]	11/07/04
DON TEW	4107 BELMONT PARK	328-6730	Don Tew	12/4/04
BARBARA TEW	4107 BELMONT PARK	328.6730	Barbara Tew	12/1/04

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CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I wish to state my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the zoning authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Ryan + Margaret DuMont	3602 Rivercrest	328-0328	Margaret DuMont	10/6/04
Hank Colem	3604 Rivercrest	328-8874	J D Colem	10/6/04
Jane Colem	3601 Rivercrest	328 8874	Jane Colem	10/6/04
Jim Knox	2807 Rivercrest	328-3097	Jim Knox	10/6/04
ANGELA SMOGUR	3307 RIVERCREST	347-7926	[illegible]	10/6/04

0

CASE # 814-88-0001.08
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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Susie Bruce	3004 Rivercrest	jbruce4@austin.rr.com	Susie Bruce	10/4/04
James Bruce	3004 Rivercrest	306 1557	[illegible]	10/4/04
JOE & LILLIE	3500 RIVERCREST	327-3279	Joe Foster	10/5/04
Lillie Foster	3500 Rivercrest	327-3279	Lillie Foster	10/5/04
STEVE EIKAM	6701 ELFLAND DR	328-6683	[illegible]	10/5/04
PAUL HUNTER	6705 ELFLAND DR	328-1042	Paul Hunter	10/5/04
Lenee Ezell	6706 Elfland Dr.	329-6101	[illegible]	10/5/04
Rachel Graves	3511 Rivercrest	329-0857	Rachel Graves	10/5/04
ARTHUR THOMPSON	6703 Pixie Cove	327-4090	Arthur Thompson	10-5-04
Wanda Thompson	6703 Pixie Cove	327-4090	Wanda Thompson	10-5-04
MIKE D MADDOX	6705 PIXIE COVE	327-6705	[illegible]	10/5/04
Dana Crawley	3702 Rivercrest Dr.	306 0068	Dana Crawley	10/5/04

4 to 1 need recent

(12)

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Michael Craig	2101 Far Gallant Dr.	512-330-9336	Michael Craig	10/18/04
Angela Craig	2101 Far Gallant Dr.	512-330-9336	Angela Craig	10/18/04
Karla Lee	3510 Needles Dr	512-329-0023	Karla Lee	10-18-04
M.V. Sheneman	6009 Long Champ Ct.	347-0374	[illegible]	10-20-04
John Vuksich	6009 Long Champ	347-0560	[illegible]	10-20-04
Cory Sheneman	6009 Long Champ Ct.	347-0374	[illegible]	10-20-04

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
H. H. Beels	3502 Riva Ridge Rd	371-4792	H H Beels	10/11
Sylvia Custer	3500 Riva Ridge Rd	328-0348	Sylvia Custer	10/11/04
Jenifer Chandler	2400 Canonero Dr.	569-1149	Jenifer	10/11/04
Suraj Sait	3400 Riva Ridge	320 0420	[illegible]	10/11/04
Mary A. Petrick	3308 Riva Ridge	327 3218	Mary A Petrick	10/11/04
Naomi Tate	3210 Riva Ridge	329-5621	Naomi Tate	10/11/04
Nicki Schuman	3208 Riva Ridge	306 1428	Nicki Schuman	10-11-04
SATISH BHATT	3204 Riva Ridge	327 2414	[illegible]	10/11/04
STEVE HERBE	3108 " "	732-0863	[illegible]	
LINY ALLEN	3152 Cavalcade Ct	306-1726	[illegible]	10-11-04

CASE # 814-88-0001.08

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
CINDY MCCANN	1701 Real Wind Cove	419-3579	Cindy McCann	10/11
Karen Boulton	1803 Real wind cove	328-1092	KBoulton	10/11
Kim Weatherford	3404 Riva Ridge	329-5508	[illegible]	10/11
Brad Weatherford	3404 Riva Ridge	329-5508	[illegible]	10/11
Rebecca White	6304 Ayres	328-8869	[illegible]	10/11
Ragini Kharja	6320 Ayres Dr	329-0571 ragini@austin-rr.com	[illegible]	10/11
Joyce Turner	6328 Ayres Dr	328-5901	Joyce Turner	10/11
Gail Hanson	1904 Canonero	327-9652	Gail Hanson	10/11
Zola Hanson	1904 Canonero	327-9652	Zola Hanson	10-11
Tony McDowell	1901 Canonero	328-7115	Tony McDowell	10/11

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE

FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME STREET ADDRESS PHONE/EMAIL SIGNATURE DATE

ROSEMARY CARPENTER 6010 LONG CHAMP CT. #107
512-347-7672 - rosemarycarpenter@sbcglobal.net - Rosemary Carpenter - 10-25-2004

M.H. Rhodes 6010 Long Champ Ct 109
512 328 9857 Sig. M.H. Rhodes 10-25 2004

ELYANE MARTIN 6010 LONG CHAMP CT. #121
327-7490 Elyane F. Martin 10-26-04

LORI K. HOLLEMAN 6010 Long Champ Ct #115, Austin 78746
306-8786 L. Holleman 10/27/04

Deborah Belcher 6010 Long Champ Ct. 78746 #119
329-8505 10/28/04
(DEBORAH BELCHER)

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE

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PRINTED NAME STREET ADDRESS PHONE/EMAIL SIGNATURE DATE

JANE B THOMPSON
6010 LONG CHAMP CT 512-328-4675
#106
Jane B Thompson 10/25/04

Kirk Lawson 6010 Long Champ Ct #116 Austin, TX 78746
512-328-5482 Kirk W. Lawson 10/31/04

PENNY APPLEBY
6010 LONG CHAMP CT #108 306-8936
Penny Appleby 10/31/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE

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PRINTED NAME STREET ADDRESS PHONE/EMAIL SIGNATURE DATE

Sue Wells Bradford 6010 Long Champ Ct #111
327-1158 Sue Wells Bradford 11-3-2004

Halley Oren Bradford 6010 Long Champ Ct #111
327-1158 Halley Oren Bradford 11/3/04

Scott Olson 6010 Long Champ Ct #117
300-0054 Scott Olson 11/6/04

Jennette Olson 6010 Long Champ Ct #117
300-0054 Jennette Olson 11/6/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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Barbara Humphrey	3605 Needles Dr	328-4455 bhumphrey@austin.rr.com	Barbara Humphrey	10/17/04
DENNIS CORKRAN	6100 Gun Bow Ct.	328-7603 corkrane@swbell.net	[illegible]	10/17/04
PEGGY CORKRAN	6100 GUN BOW CT.	328-7603 pjcorkran@austin.rr.com	[illegible]	10/17/04
Daniel Corkran	6100 Gun Bow Ct.	328-7603 bow1235@austin.rr.com	Daniel Corkran	10/17/04
Jenny Humphrey	3605 Needles Dr	328-4455 bhumphrey@austin.rr.com	[illegible]	10/17/04
GERALD F COX	3603 Needles Dr	327-0960 geacox@swbell.net	Gerald F Cox	10/18/04
DOLORES A. COX	3603 Needles	327-0960 —	Dolores A. Cox	10/18/04
BILL WILLIAMS	3701 NEEDLES	328-9222 —	[illegible]	10/18/04
SHARON WILLIAMS	3701 NEEDLES	328-9223 —	[illegible]	10/18/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Peter Driscoll, MD	Peter.Driscoll@sbcglobal.net 6104 Nashua CT.	512 732-7299		10/19/04
Valerie Cheney	Austin 78746 6008 Carry Back Ln	512-306-0197	Valerie Cheney	10-19-04
Keith Cheney	Austin, TX 6008 Carry Back Ln 78746	512-306-0197	Keith Cheney	10-19-04
KAY Luce	AUSTIN 3500 Needlos TX 78746	512 327-3636	Kay Luce	10/20/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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Karen Berns	3101 Riva Ridge Rd	328-6647	Karen Berns	10/11/04
Nila Williams	3203 Riva Ridge Rd.	328-2767	Nila Williams	10/11/04
Louis Williams	" " " "		Louis Williams	10/11/04
John Muzzi	3205 Riva Ridge	327-1762	John F Muzzi	10/11/04
Mary Wilbur	3211 Riva Ridge	328-0599	Mary Wilbur	10/11/04
Claudia Woods	3305 Riva Ridge	327-0097	Claudia Woods	10/11/04
Scott Sechovec	3307 Riva Ridge	328-2641	Scott Sechovec	10/11/04
STEVE FULLER	2902 MILL REEF CV	330-9113	Steve Fuller	10-11-04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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C MATSEKAWA	3104 CAVALCADE CT AUSTIN	512-658-7050	[illegible]	10-11-04
Caroline Mabery	3104 Cavalcade Ct Austin	512.347.1516	C Mabery	10-11-04
Nancy Utter	3116 Cavalcade Ct.	329-8156	Nancy Utter	10/11/04
Trey Chambers	3111 Cavalcade Ct	512-327-1737	Trey Chambers	10-11-04

CASE # 814-88-0001.08

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Anita Glickert	5905 Northern Dancer Dr.	328-1138	Anita Glickert	10-18-04
Louise Bendt	4101 Triple Crown	330-0527	Louise Bendt	10-18-04
Allyne Bennett	6100 NASHUA	327-2058	Allyne Bennett	10 19 04
Pat Bunnell	6106 NASHUA	327-2058	Pat Bunnell	10/19/04
George Dupere	3505 Needles Drive	328-5355	George Dupere	10/19/04
Pam Dupere	3505 Needles Drive	3285355	Pamela Dupere	10/19/04
Katherine Dupere	3505 Needles Dr.	328-5355	Katherine Dupere	10/19/04
Mark Dupere	3505 Needles Drive	328-5355	Mark Dupere	10/19/04
NEAL BURNS	3407 Needles Dr.	347-7467	Neal M Burns	10/19/04

CASE # 814-08-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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Carolina Kandu	1801 Canonero DR	329-0566	Carolina Kandu	10/11/04
Mita Thaker	1733 Canonero DR	347-8855	[illegible]	10/11/04
Cathy [illegible]	1729 Canonero dr.	327-3995	[illegible]	10/11/04
Sarah Senterfitt	2820 Water Bank Cv.	328-7286	Sarah Senterfitt	10/11/04

CASE # 814-86-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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Loretta Miri	5909 Waymaker Cove	306-8185	Loretta Miri	10/12/04
Jeff Bolke	5912 Waymaker Cv	347-0334	Jeff Bolke	10/16/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
R. Michael Allen	1908 Cameron Drive	329-8302	R. Michael Allen	10/14/04
Audrey Burtness	5901 Sir Ivor Cove	347-1151	A. Burtness	10/14/04
Louisa Slaughter	5923 Bold Ruler Way	732-2157	Louisa Slaughter	10/14/04
Blake Byram	5902 Bold Ruler way	452-8626	[illegible]	10/14/04
Monica Byram	5910 Bold Ruler Way	452-8626	[illegible]	10/14/04
Bessie Hayden	2212 Far Gallant Dr	330-9535	Bessie Hayden	10/14/04
Lynne Dolan	2208 Far Gallant Dr.	732-2442	Lynne Dolan	10/14/04
VISH PRABHU	2106 FAR GALLANT DRIVE	328-0862	[illegible]	10/14/04
Ellen Gold	2105 Far Gallant Dr	328-0989	Ellen Gold	10/14/04
BOB Gold	2105 Far Gallant	328 0989	[illegible]	10-14-04

CASE # 814-00-0001.08
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Donald Kelley	2113 Far Gallant Dr	858-4632	Donald Kelley	10/14/04
Sharlene Austin	2209 Far Gallant Dr	347-7980	Sharlene Austin	10/14/04
Sandy Allen	1908 Canonero Dr	329-8302	Sandy Allen	10/14/04
Sam Gambarin	1816 Far Gallant Dr.	329 6626	S Gambarin	10/16/04
Kim Gambarin	1816 Far Gallant Dr	329 6626	K Gambarin	10/16/04
Wendy Goldberg	2413 Never Bud Cv.	329-3277	W. Goldberg	10/16/04
Tyler Goldberg	2413 Never Bud Cv	329-3277	[illegible]	10/16/04
Sue Ornelas	2408 Never Bud Cv	328 8680	S Ornelas	10/16/04
Stacy Fimerty	5605 Clarion Cove	732-2336	[illegible]	10/16/04
Steve Fimerty	5605 CLARION COVE	732-2334	Steve Fimerty	10/16/04

CASE # 814-88-0001.08

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Michelle Bjork	5609 Clarion Cv.	mbjork@austin.rr.com	Michelle Bjork	10/16
David Bjork	5609 Clarion Cove	DBJORK@austin.rr.com	D Bjork	10/16
Lynn Jones	5616 Clarion Cove	lynnjones@sbcglobal.net	L Jones	10/16
Kevin Jones	5616 Clarion Cove	Kevin_J_Jones@dell.com	[illegible]	10/16
Rebecca Spratlin	5612 Clarion Cove		Rebecca Spratlin	10-16-08
John Spratlin	5612 Clarion Cove	jds_consult@austin.rr.com	John Spratlin	10/16
Jeff Muradian	5600 Clarion Cove	jeff.muradian@att.net	Jeff Muradian	10/16
Claire Meredith	2900 Waterbank Cv.	cdmeredith@austin.rr.com	C Meredith	10/16
Gina Zedeck	2904 Waterbank Cv.	ginazedeck@sbcglobal.net	G Zedeck	10/16
Paul Ardi	2908 Waterbank Cv	spardi@sbcglobal.net	Paul Ardi	10/16

CASE # 814-88-0001.08
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Jill Lantta	3314 Lookout	329-6790	Jill Lantta	10/20/04
Peggy C. Beels	3502 Riva Ridge Rd	327-4792	Peggy C. Beels	10/19/04

CASE # 814-88-0001.08
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Khawla Mahmoud	6103 Gunboat	Sami.M.at Aol.com 789-7979		10/12/04
Scott W. Broaddus, Jr	3402 Needles Dr	328-2290 BILLBDC@AOL.com		10/12/04
Linda Broaddus	3402 Needles Dr.	328-2290 LBROADDUS@AUSTIN.RR.com	Linda Broaddus	10/12/04
Gina Schroeder	3515 Needles Dr	327-9305 ginaschroeder@Aol.com	Gina Schroeder	10/12/04
Jamie Schroeder	3515 Needles Dr	327 9305 JSchroeder@rrexpress.com	Jamie Schroeder	10/12/04
Sarah Malik	3601 Needles DR.	329-0666 sarahshahband@yahoo.com	Sarah Malik	10/12/04
Sarah Tapley	3107 Riva Ridge Dr.	327-0068	Sarah Tapley	10/14/04
JERRY TAPLEY	3107 RIVA RIDGE DR	327 0068		10/14/04
John B. Mayo	2204 Far Gallant Dr	Unlisted	John B Mayo	10/14/04
NITA LOUISE MAYO	2204 FAR GALLANT DR	"	Nita Louise Mayo	10/14/04

CASE # 814-88-0001.08

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Scott Wells	2201 Fairbollant Dr, Austin	306-1355		10/25/04
MARY WELLS	2201 Fairbollant Dr.	306-1355		10/25/04
Lucia Durcy	2009 Fair Gallant	325-5654		10/27/04
Michael Durcy	2009 Fair Gallant	325-5652		10/27/04
Katherine Martinez	5621 Clarion Cv	329 9221		11-1-04
Carlos Martinez	5621 Clarion Cv	329 9221		11-1-04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

I live in the Davenport Ranch neighborhood across from the land subject to the above-referenced proposed P.U.D. Amendment. By my signature below I am stating my opposition to the proposed P.U.D. Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a Comprehensive Neighborhood Land Use Plan with the Davenport Ranch Westview Development Inc. and St. Stephen's Episcopal School which rejected proposed multi-family land use as part of the P.U.D. I continue to support the office/retail zoning on this tract authorized by the 1988 Comprehensive Neighborhood Land Use Plan.
2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Lesley Sackett	1820 Fairwatch	327-5380		10/16/04
Marcia Moore	3307 Lookout Lane	327-3434		10/16/04
McArendes	3309 Lookout Ln	327-0092		10/18/04
Mary Arendes	3309 Lookout Ln.	327-0092		10/16/04
Brad Spradley	3313 Lookout Ln.	329-8054		10/16/04
Suzanne Spradley	3313 Lookout Ln	329-8054		10/16/04
BRENT KOBAYASHI	3315 LOOKOUT LN	732-0639		10/16/04
SERENA SCOTT	3315 LOOKOUT LN	732-0639		10/16/04
MARIJSTELLA OSMAKOVICH	3317 LOOKOUT LN	327-7112		10-16-04
JAY SCHLITAWIE	3317 LOOKOUT LN	327-7112		10/16/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
MICHAEL AYER	3502 NATIVE DANCER COVE AUSTIN, TX 78746	328-2522 drnamail@hotmail.com		10/10/04
Ruby Ayer	3502 Native Dancer Cove Austin, TX 78746		Ruby Ayer	10-10-04
Diane Davidson	3507 Native Dancer Austin TX	327-3730 dianem davidson@austin.rr.com	Diane Davidson	10/10/04
Amy BAKER	3511 NATIVE DANCER AUSTIN, TX	328-4732 amy bakernbs@aol.com		10/10/04
CARMEN DUCLOUX	3512 NATIVE DANCER	327 6536 cduclou@onr.com		10/10/04
SUSAN DUCLOUX	3512 NATIVE DANCER	327 6536 smduclou@austin.rr.com		10/10/04
STEVE BROWN	3506 NATIVE DANCER COVE	306 8477 JADETHEDOG@YAHOO.COM		10/10/04
MARY THERIOT	3702 Needles Dr AUSTIN TX 78746	328-2648 merry3456@aol.com	Mary Theriot	10/11/04
JOE THERIOT	3702 NEEDLES DR AUSTIN, TX 78746	328-2648 JOETHERIOT@AOL.COM		10/11/04
Kristine Holland	6102 Nashua Ct Austin, 78746	329-9981 KKHolland@msn.com		10/11/04

CASE # 81. 68-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

I live in the Davenport Ranch neighborhood across from the land subject to the above-referenced proposed P.U.D. Amendment. By my signature below I am stating my opposition to the proposed P.U.D. Amendment/Zoning Change. My reasons for this opposition include the following:

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
JOHN McCann	1701 Realwind Cove	johnt.mccann@att.net	[illegible]	10/22/04
ANN HALLEAD	6318 AYRES DR	[illegible]	[illegible]	10/22/04
LIZ Newell	2415 Round Table	lizznewin@aol.com	[illegible]	10/22/04
CHAD NEWELL	2415 Round Table	Chadnewell@aol.com	[illegible]	10/22/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Wendi Aarons	5800 Carry Back Lane	328-7279	Wendi Aarons	10-24-04
Becky Henley	3511 Riva Ridge	732-2058	[illegible]	10-24-04
Julie Benlosh	6006 Carry Back	328-0970	J. Benlosh	10-24
Donna Tarbox	5908 Carry Back	327-1990	D. Tarbox	10-24-04
John Tarbox	5908 Carry Back Lane	913-9888	[illegible]	10-24-04
Harold Benlosh	10006 Carry Back Ln	328-0970	[illegible]	10-24-04
Terry White	3981 Westlake Dr.	327-7507	Terry White	10-24-04
Brian McClure	5907 Carry Back	327-5638	[illegible]	10-24-04
Pat Wheeler	5903 Carry Back	328-3707	Pat Wheeler	10/24/04
Gabrielle Norwood	5811 Carry Back Lane	328-4554	[illegible]	10/24/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Terri Sullivan	3501 Day Star Cove		Terri Sullivan	10/13/08
Maria Fleschman	3411 Day Star Cv		Maria Fleschman	10/13/08

CASE # 814-08-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Erik Nelson	3[illegible] Day Star Cove Austin, TX	347-7975	[illegible]	10/10
Sherri Pullen	3409 Day Star Cove Austin, TX 78746	732-2682	Sherri Pullen	10/10
Fran Lewis	3412 Day Star Cove Austin TX 78746	347-8811	Fran Lewis	10/10
Glenda Rhyne	3410 Day Star Cove Austin TX 78746	327-8396	Glenda Rhyne	10/10
Thomas Rhyne	"	327-8396	Tom Rhyne	10/10
Robyn Gill	3401 Day Star Cove Austin, TX 78746	328-7999	Robyn G	10/10
Lisa Cohen	6305 Springwood Cv Austin TX 78731	5278997	Lisa C	10/10
CARRIE DENISON	2882 BARTON SKWY AUSTIN, TX 78746	203-4175	[illegible]	10/10
Sam Price	3402 Day Star Cove Austin, TX 78746	347-7811	S Price	10/10
Billy Kuykendall	3500 Day Star Cove Austin Tx. 78746	327 2839	Billy Kuykendall	10.10

Original

CASE # 814-[illegible]-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Edward Grober	4100 TRIPLE CROWN AUSTIN TX 78746	512 306 1419 edgrober@AOL	Edward A Grober	10/30/04
Elaine Coffman	4103 Triple Crown Austin TX 78746	512 347 9097 .com	[illegible]	10/30/04
Deanna King	4009 Belmont Park Dr. Austin TX 78746	732 0787 kingdea@atti.com	[illegible]	11/1/04
Kathy Grober	4100 Triple Crown Austin TX 78746	306 1419	Kathy Grober	10/31/04
JON VIROSTEK	4105 Triple Crown Austin TX 78746	732 0504	[illegible]	10/31/04
DAVE VIROSTEK	4105 Triple Crown Austin TX 78746	732 0504	[illegible]	10/31/04
Nancy Blackburn Nancy Blackburn	4102 Triple Crown austin, Tx 78746	328-8557	Nancy Blackburn	10-31-04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Buddy Patten	Austin, TX. 78746 4201 Churchill Downs	328 5533 bpatten@intellimark.com		10-31-04
Tracey Springer	4102 CHURCHILL DOWNS Austin, TX. 78746	413-2134		10.31.04
Tommy K. Garner	Aus, TX 78746 4106 Churchill Downs	Tom.Garner@westel.net		10-31-
VA Lambiase Carolyn Lambiase	4301 Churchill Downs 4301 Churchill Downs Austin, TX 78746	vince@lambiase.net		10-31-04 10-31-04
Alicia Davis Alicia Davis	4305 Churchill Downs Austin, TX 78746	alicia_Davis@dell.com		10-31-04
Cary McNair Cary McNair	4306 Churchill Downs Austin TX 78746	347-0082		10-31-04
CARL TROOP JR. [illegible]	4307 Churchill Downs AUSTIN 78747	327-2584		10/31/04
Bob Chen Bob Chen	4200 Churchill Downs Austin 78746	304-7301		10/31/04
CARL EVERETT [illegible]	4311 Churchill Downs Austin, TX 78746	330-0548		11/2/04
Don Williams [illegible]	4109 Churchill Downs Austin, TX 78746	732-0258		11/2/04

Original

CASE # 81-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Perry Rose	4000 Belmont Park Dr	328-2930 PROSE246@AOL.Co		10/29/04
Corinne Rose	4000 Belmont Park Dr.	"	Corinne Rose	10-29-04
Tanima Gupta	5813 Kentucky Derby Ct	329-6111 tanimagupta@hotmail		10/29/04
Neeraj Gupta	5813 Kentucky Derby Ct	"		10/29/04
ANN ROYAL	5902 CANE PACE CT	330 0101 ANNR@BUCKROYAL.com		10/29/04
Ken Shih	4004 Belmont Park Dr.	~~4004~~ 328 8320 shih@physics.utexas.edu		10/30/04
Alice Shih	4004 Belmont Park Dr.	"		10/30/04
JOHN PESCE	5903 CANE PACE CT	RPESCE@AUSTIN.RR.COM		11/01/04
ROBIN PESCE	5903 CANE PACE CT	512 330 0014		11/01/04
STEPHEN SLIMAK	5904 CANE PACE CT	512 306 9513 slimar@mindspring.com		11/01/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
LAURIE WHEELER	5809 CARRYBACK LANE	327-3012	Laurie Wheeler	
SHANNON ZAPATA	5801 BUCKPASSER CV	327-8838	Shannon Zapata	
Andrea Brand	5803 Buckpasser cv	329-0439	[illegible]	
Steve DeLuca	5803 Buckpasser Cv	328-0638	[illegible]	10/24/04
ALLEN HARDIN	5806 BUCKPASSER CV	329 5274	[illegible]	10
Bryant Dunning	5808 Buckpasser CV.	306 1006	[illegible]	
Scott Hyde	5710 Carry Back Ln	327 0922	[illegible]	10/24/04
BRIAN PRICE	3402 DAYSTAR COVE	347-7811	B S Price	10/25/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Bob Baughman	4305 Aqua Verde	306-0186	[illegible]	10.2.04
E. Glenn Lightsey	4301 Aqua Verde	347-8539	[illegible]	10/04/04
BEN HUNTER	4105 AQUA VERDE	327-5697	[illegible]	10/06/04

CASE # 814-08-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Lorena A. Legarreta	6004 Ascot Cove	413-3483	Lorena Legarreta	11/1/04
Jerry Nickens	6002 Ascot Cove	512 328-2973	Jerry Nickens	11-2-04

Original

CASE # 8.--88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
EWELL MUSE	5802 KENTUCKY DERBY CT.	512/328-1838	Ewell Muse	1 NOV '04
ELLEN MUSE	5802 KENTUCKY DERBY CT	512/328-1838	Ellen C. Muse	1 NOV '04
Jim Cartwright	5804 Kentucky Derby Ct.	512/328-4373	Jim Cartwright	1 Nov 04 1 Nov. 04
Josephine Cartwright	5804 Kentucky Derby Ct	512/328-4373	Josephine Cartwright	1 Nov 04
BETTYE GORDON	5805 KENTUCKY DERBY CT.	512/328-5814	Bettye Gordon	1 NOV 04
HERBERT GORDON	5805 KENTUCKY DERBY CT.	512/328-5814	Herbert P. Gordon	1 NOV 04
Charles O MAN	5809 KENTUCKY DERBY	512/306-7978	C Hal Oman	11-1-04
Betty O. OMAN	5809 Kentucky Derby Ct.	512/306-7978	Betty Oman	11-1-04
STUART D. SHIPNESS	5811 KENTUCKY DERBY CT.	512/349-2630	Stuart Shipness	11-2-04
JOAN SHIPNESS	5811 KENTUCKY DERBY CT.	512/349-2630	Joan Shipness	11-2-04

CASE # 81[illegible]8-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Louise Meyer	6006 Ascot Cove 78746	347-8150/ LMeyer@austin.rr.com	Louise Meyer	10/26/04
JOAQUIN LEGARRETA	6004 ASCOT CV. 78746	732-2716 LEGARRETA@AOL.COM	J. Legarreta	10/26/04
Beverly Nickens	6002 Ascot Cove 78746	328-2973	B. Nickens	10/26/04
MELISSA LEVINE	6001 ASCOT COVE 78746	658-8952 melissa.levine@austin.rr.com	M Levine	10/26/04
Sara Crawford	5900 Saratoga Cv.	328-8638	Sara Crawford	10/26/04
Michael Bertee	6003 Ascot Cv 78746	328-8433	[illegible]	10/26/04
Matt Cl[illegible]	5900 Saratoga Cove	328-8638	Matt Cl[illegible]	10/27/04
Veronica Legarreta	6004 ASCOT Cove	327-3125	V Legarreta	11/01/04
[illegible] Legarreta	6004 Ascot Cove	327-3125		
Claudia Legarreta	6004 ascot cove	327-3125	C Legarreta	11/1/04

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Yvette Shough	4000 Hambletonian	512-328-4349 deadend@austn.rr.com	Yvette M Shough	11-7-04

(Original

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
LLOYD L. NEESAN	4002 HAMBLETONIAN CT.	512 327-0288	[illegible]	11/1/04
AMY B. NEESAN	4002 HAMBLETONIAN CT.	512 327-0288	[illegible]	11/1/04
Mary Jane Lang	4008 Hambletonian Ct.	512-329-5208	[illegible]	11/1/04
Beth Spangenberg	4007 Hambletonian Ct	(512)423 4829	[illegible]	11/6/04
JEANETTE JENNINGS	4003 HAMBLETONIAN CT	328-8477	[illegible]	11/6/04
GARY R JENNINGS	4003 HAMBLETONIAN CT	(512)328-8477	[illegible]	11/6/04
MICHAEL Durham	4001 Hambletonian	Durham Home 261	[illegible]	11/6-04
John P. Lang	4008 Hambletonian Ct	512-329-5208	[illegible]	11/7/04
Sara Dawson	4009 Hambletonian Ct	512-306-7213	[illegible]	11/7/04
Bill Dawson	4009 Hambletonian Ct	512-306-7213	Bill Dawson	11/7/04

Original

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED P.U.D. AMENDMENT/ZONING CHANGE FROM OFFICE/RETAIL TO MULTI-FAMILY

I live in the Davenport Ranch neighborhood across from the land subject to the above-referenced proposed P.U.D. Amendment. By my signature below I am stating my opposition to the proposed P.U.D. Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a Comprehensive Neighborhood Land Use Plan with the Davenport Ranch Westview Development Inc. and St. Stephen's Episcopal School which rejected proposed multi-family land use as part of the P.U.D. I continue to support the office/retail zoning on this tract authorized by the 1988 Comprehensive Neighborhood Land Use Plan.
2. It is my belief that the zoning authorized by the 1988 Comprehensive Neighborhood Land Use Plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of this area.

PRINTED NAME	STREET ADDRESS	PHONE/EMAIL	SIGNATURE	DATE
Charles G. Chaffin	5806 Kentucky Derby Austin Tx 78746	328-2784	Charles G. Chaffin	11-4-04
Kathleen H. Chaffin	5806 Kentucky Derby Austin 78746	512-328-2784	Kathleen H. Chaffin	11-4-04
Gil Kuykendall	5800 KENTUCKY DERBY	328 4430	Gil Kuykendall	11-5-04
JEAN KUYKENDALL	5800 Kentucky DERBY	328 4430	Jean Kuykendall	11-5-04
James C. Hay	4002 Hambletonian Ct.	512-327-7821	James C Hay	11-7-04
Betty S. Hay	4002 Hambletonian Ct.	512-327-7821	Betty S Hay	11-7-04
Kimberly Kohlhaas	4105 Belmont Park Dr.	329-5122	Kimberly N. Kohlhaas	11-7-04

CASE # 814-04-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Madeline Aldridge	4210 Agua Verde Dr.	aldridgesp@earthlink.net	Madeline Aldridge	8/26/2004
Dora T Cersonsky	4512 Agua Verde Dr	306-8700	Dora T Cersonsky	8-26-04
Rosalie Clarke - Lisa & Mark Pierce	4505 Agua Verde Dr.	329-8389	[illegible]	8-26-04
Jane Huang	4509 Agua Verde Dr.	330-9594	[illegible]	8/26/04
Becky McKann	4502 AGUA VERDE	3296760	[illegible]	8/26/04
Joseph Kalmowitz	" " "	"	[illegible]	8-26-04
Catherine Baughman	4305 Agua Verde	306-0186	C Baughman	8-26-04
Jeannie Lightsey	4301 Agua Verde Dr	lightsey@austin.rr.com	[illegible]	8/26/04
Nassor Sabeiphow	4203 Agua Verde	347-8577	[illegible]	8/26/04
Susan Martin	4102 Agua Verde Dr.	328-3780	[illegible]	8/26/04
Elizabeth Hunter	4105 AGUA VERDE DR	327-5697	[illegible]	8/26/04
Greg Kahn	4104 AGUA VERDE DR	328-3030	[illegible]	8/26/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
DAVID DIMSTON	4405 BUNNY RUN	306-0878 dimston@austin.rr.com	David Dimston	8-29-04
DON WILHELM	4509 BUNNY RUN IV	dwilhelm@austin.rr.com	Don Wilhelm	8-29-04
GEOFF FINDLAY	4303 Agua Verde	347-1176	[illegible]	8-29-04
Priscilla L. Foster	4302 Agua Verde	327-1182	Priscilla L. Foster	8-29-04
DANIEL BATES	4614 Bunny Run	327-5575	Daniel Bates	8/29/04
Karen Chitwood	4205 Agua Verde	328 2446	Karen Chitwood	8-29-04
Alexandra SIMKO	4504 Bunny Run	328-2950	[illegible]	8-29-04
LILLIAN LARSEN	3806 BUNNY RUN	347-7837	L. Larsen	9-02-04
Erika Burmeister	1821 Westlake Dr	327-2425	Erika Burmeister	9-2-04
ZVI YANIV	4610 Agua Verde Dr	349-2043	[illegible]	9-2-04
MONICA YANIV	— " —	349-2043	[illegible]	9-2-04
DAVE Siegel	4410 Bunny Run	480-6340	[illegible]	9-2-04

CASE # 814-00-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Laurie Reece	4400 Bunny Run 78746	327-5523	Laurie Reece	8/29/04
CONNIE L. REECE	4400 BUNNYRUN 78746	327-5523	[illegible]	8-29-04
David Holmes	4603 Charles Ave. 78746	davidjholmes@mail.utexas.edu	[illegible]	8-29-04
Bill Hansman	4401 Aqua Verde Dr 78746	328-4741	[illegible]	8-29-04
MARJORIE HANSMAN	4401 AQUA VERDE	328-4741	Marjorie Hansman	8-29-04
Benita Dryden	4311 Bunny Run	330-0525	[illegible]	8-29-04
Paula Hetherly	4314 Bunny Run	328-4465	Paula Hetherly	8-29-04
Tom Carter	4600 Bunny Run	329-0177	T. J. Carter III	8-29-04
Teresa Carter	4600 Bunny Run	329-0177	Teresa T. Carter	8/29/04
LeAnn Gillette	5207 Rivercrest	328-4668	LeAnn G. Gillette	9/1/04
TERRELL A. POTH	4500 AQUA VERDE DR.	306-0821	[illegible]	9/1/04

8BB

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Karen Hackett	4110-9 Bunny Run	Karen@Hackett.name	[illegible]	8/29/04
Don Hackett	4110-9 Bunny Run	don@Hackett.name	[illegible]	8-29-04
Maggie Scaff	4110-10 Bunny Run	maggie@Scaff.com	[illegible]	8/30-04
Russ Rossman	4110-8	RRossman@[illegible].com	[illegible]	8/30/04
Laura Gammon	4110-7 Bunny Run	lggoodie2shoes@yahoo.com	[illegible]	8-30-04
Carol Call	4110-1 Bunny Run	ccall@Keystone-media.com	Carol Call	8-30-04
Roger Gammon	4110-7 Bunny Run	rgammon@austin.rr.com	[illegible]	8/30/04
Lynn Neely	4110-4 Bunny Run	lneely41@hotmail.com	[illegible]	9/2/04
Brian Scaff	4110-10 Bunny Run	scaff@scaff.com	[illegible]	9/2/04

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BC

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Richard Witek	4110-6 Bunny Run	306-0360	[illegible]	31-Aug-04
Deborah Witek	4110-6 Bunny Run	306-0360	Deborah Witek	8/31/2004

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Dawn Stone	[illegible]	347-9832	3306 Rivercrest Drive 78746	Sept. 26, 2004
Virginia B. Griffith	[illegible]	328-5532	4407 AQUA VERDE DR 78746	9-28-04
Gavin Griffith	[illegible]	328-5532	4407 AQUA VERDE DR 78746	9-28-04
Lisa Fair	[illegible]	lisafair@microsoft.com	3208 Rivercrest	9-28-04
Ann Messner	7 Lake Trail Dr	329-5600	[illegible]	9/28/04

CASE # 814-00-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988. the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Hilton Pickett	4500 Bunny Run	328-5469	[illegible]	8/28/04
LEAH PETRI	4509 Bunny Run #1	347-0337	[illegible]	8/28/04
TERRY HELLER	4401 AQUA VERDE	328-1688	[illegible]	8/28/04
Rhea Copening	4401 Aqua Verde Drive	rheacopening@earthlink.net	[illegible]	8/28/04
Rachel Sandoval	4509 Bunny Run-2	338-5028	[illegible]	8/28/04
Tony Sandoval	4509 Bunny Run-2	"	"	8/28/04
GREG BLACKBURN	4102 TRIPLE CROWN	328-8507	[illegible]	8/28/04
Wayne Radwanski	4502 BUNNY RUN	327-6126	[illegible]	8/29/04
LINDA RADWANSKI	4502 Bunny Run	327-6124	[illegible]	8/29/04
TREV SEYMOUR	4501 BUNNY RUN	327-2236	[illegible]	8/29/04
DON W STEINCE	4403 AQUA VERDE DR.	dwscsbcglobal.net	[illegible]	8/29/04
CONNIE M. REECE	6607 LIVE OAK DR	327-2004	[illegible]	8/29/04

CASE # 814-88-001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
PS Lowell	3308 Rivercrest	327-5570	[illegible]	6 Aug 04
CM Smager	3307 Rivercrest Dr	SMOCHO1@CA con	[illegible]	8/6/04
PA Sanger	6707 Troll Haven	329-8812	[illegible]	8/6/04
G Karin	6702 Trollhaven	329-0310	[illegible]	8/6/04
D. Haynie	6700 Troll Hvn	327-1611	Dale Haynie	8-6-04
J. Haynie	6700 Troll Hvn	327-1611	Jim Haynie	8-6-04
Jeanette Graw	3300 Rivercrest Dr	327-8401	[illegible]	8-6-04
Arva Reyna	3302 Rivercrest Dr	330-1766	Arva Reyna	8-7-04
David Chamberlain	"	"	David Chamberlain	"
Jim Root	3304 Rivercrest	328 3624	[illegible]	8-7-4
Ann Root	3304 Rivercrest	328 3624	Ann Root	8-7-04
Lisa Lowell	3308 Rivercrest	327-5570	[illegible]	8-7-04
Logan Lowell	3308 Rivercrest Dr.	327-5570	[illegible]	8/7/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Jennifer Findlay	4303 Agua Verde	347-1136	[illegible]	9/18/04
Dan Gardner	4201 Agua Verde Dr	327-1548	[illegible]	9/19/04
PAM GARDNER	4201 AQUA VERDE DR	327-1548	[illegible]	9/19/04
LYNN KEE	4503 CHARLES AVE.	327-7375	[illegible]	9/20/04
MARK FLORIAN	4503 AQUA Verde Dr	327-9607	[illegible]	9/20/04
JORGE C.G. RAMIREZ	4104 RIVERCREST DR	306-1302	[illegible]	9/21/04
RICK PECARALLA	"	"	[illegible]	9/21/04
SARA DIMSTON	4405 BUNNY RUN	306-0878	[illegible]	9/21/04
MARJORIE HANSHAW	4101 AQUA VERDE DR.	329-4741	[illegible]	9/24/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Lynn Perry	3106 Rivercrest Dr.	Lynn_M_Perry @yahoo.com	Lynn Perry	9-13-04
Leslie Brown	4312 Bunny Run	lbrown36@ austin.rr.com	[illegible]	9-13-04
Greg Crouch	3206 Riverecrest Dr.	gregcr @crouchinsurance.com	[illegible]	9-14-04
Eileen F. Stenle	4403 Aqua Verde Dr	efs@sbc global.net	Eileen F. Stenle	9-15-04
NADEAN PHILLIPS	4306 AQUA VERDE DR	327-3715	Nadean Phillips	9-15-04
RALPH PHILLIPS	4306 AQUA VERDE DR	327-3715	[illegible]	9-15-04
Jeff Perry	3106 Rivercrest Dr.	—	[illegible]	9-15-04
Jeffrey C. Bland	4312 Bunny Run	327-0755	[illegible]	9/17/04
ANGELA SMOGUR	3307 Rivercrest	347 7926	[illegible]	9/17/04
STEPHEN A. WAGH	3500 Upper Rivercrest Dr.	347-1812	[illegible]	9/18/4
VICKIE WAGH	3500 Upper Rivercrest Dr.	347-1812	[illegible]	9-18-04
Bill Hanshaw	4101 Aqua Verde Dr.	328-4741	[illegible]	9-18-04

CASE # 814-L 0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Huajun Wen	4110 Bunny Run	680-6339	Huajun Wen	9/2/2004
Kathy Johnstone	4007 Bunny Run	347-8589	Kathy Johnstone	9/3/2004
Jim Johnstone	4007 Bunny Run	"	Jim Johnstone	9/5/2004
Sooja Cim	4207 Aqua Verde Dr.	328-8438	Sooja Cim	9/6/2004
Peter Kim	4207 Aqua Verd Dr	328-8438	Peter Kim	9/6/2004
Tom Winkley	4202 Aqua Verde	327-4144	[illegible]	9/7/04
Jennifer Nichols	4606 Charles	329-8404	Nichols	9/7/04

HW

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
JOHN + CAROLYN WILLINGHAM	3710 HUNTERWOOD	306-9617	[illegible]	8/19/04
Robert + Deborah Canby	3701 Hunterwood	306-9244	[illegible]	8/19/04
Cheryl & Ro Parra	3725 Hunterwood Pt.	771-2917	Cheryl Parra	8/19/04
Erik & Sheri Mound	3801 Hunterwood Pt.	329-5568	[illegible]	8/19/04
Kim + Steve Widner	3807 Hunterwood Pt.	347-7717	Kim Widner	8/19/04
Annie + Brian Zucker	3837 Hunterwood Pt.	328-6444	[illegible]	8/22/04
STEVE & STACEY PRICE	3845 HUNTERWOOD PT. AUSTIN 78746	328-0221	[illegible]	8/22/04
JAY WESTERMAN	3844 HUNTERWOOD	329-9973	[illegible]	8/22/04
SHANNON & BRIAN WONG	3888 Hunterwood Pt.	330-9893	[illegible]	8-22-04
Irene [illegible]	3880 Hunterwood Pt.	[illegible]	[illegible]	8/22/04
Jimmy + Sarah Mansour	3829 Hunterwood	328-5609	[illegible]	8/22/04

H1a1

CASE # 814-88-0001.08

PETITION CONCERNING GARLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Gail + Virginia Burciaga	3734 Hunterwood Pt	970-2888 gilb@accentcap.com	[illegible]	9/23/04
Alan + Wendy Topfer	3720 Hunterwood Pt	345-6678 Alan.Topfer@castle.com	[illegible]	9/23/04
Lee Truchard	3816 Hunterwood Pt.	(512) 327-2864	Lee Truchard	9/29/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
X Sundra Balarsky	2108 Real Catorce Austin TX 78746	(512) 736-5778	Sandra Balarsky	9/27/04
BRIAN BALARSKY	2108 REAL CATORCE AUSTIN 78746	Brian@BrianBalarsky.com	[illegible]	9/27/04
Gary Little	2806 Rivercrest Austin TX 78746	GPL290 AOL.com	[illegible]	9/27/04
Francie Little	2806 Rivercrest Dr. Austin TX 78746	flittle@aol.com	Francie Little	9/27/04
AL Bentley	3306 River Crest Dr	306 8710	[illegible]	9-27-04
JOANN Bentley	3306 River Crest Dr	306 8710	Joann Bentley	9-27-04
Paula Mizell	3007 Rivercrest AUSTIN TX 78746	327 8373	[illegible]	10.1.04
FREDERICK KOPEC	2500 Rivercrest AUSTIN 78746	328-4811	[illegible]	10-2-04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Katelyn Rossi	3101 Riverrest Dr	Kelwz@austin.rr.com	Katelyn Rossi	10/1/04
Sten Rossi	"	str@austin.rr.com	Stanley Rossi	10/1/04

CASE # 814-88-0001.08
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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Julia Curry	2707 Rivercrest 78746	512-330-9662	Julia Curry	10-2-4
Glen Curry	"	"	Glen M. Curry	10-2-4

BRIDGEHILL HOMEOWNER ASSOCIATION

RECEIVED
AUG 31 2004
BY:

CASE # 814-88-0001.08

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
ED BUSTER	6709 BRIDGEHILL	328-1174	[illegible]	8/4/04
WITCHER McCullough	6707 Bridge Hill Cove	327-2044	[illegible]	8/4/04
Buster, Donna	6709 Bridge Hill Cv	328-1174	Donna B. Buster	8-7-04
Leslie Levari	6700 Bridgehill Cove	329-9005	Leslie Levari	8-7-04
Lisa Thomas	6701 Bridgehill Cv. 78746	328-3965	Lisa Thomas	8-7-04
Liz Blatt	6706 Bridgehill Cv	329-8127	[illegible]	8-7-04
Jeff Blatt	6706 Bridgehill Cv.	329-8127	[illegible]	8/7/04
PAT THOMAS	6701 Bridgehill Cv	328-3965	[illegible]	8/8/04
Barry McCullough	6707 Bridgehill Cove	327-2044	Barry McCullough	8/8/04
Rosemarie Durbin	6708 Bridgehill	328-8416	Rosemarie Durbin	8/8/04
Stephanie Wottrich	6705 Bridgehill	328-6000	Stephanie Wottrich	8/10/04

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Jerel Wottrich SR	6705 Bridgehill Cv 78746	328-6680	[illegible]	8/10/04
Jerel K. Wottrich Jr	6705 Bridgehill Cv 78746	328-6680	[illegible]	8/10/04
Scott Buster	6709 Bridgehill Cove	328-1174	Scott Buster	8/10/04

Creek at Riverbend

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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Marcus	Janye Marcus	3800 Meandering Creek Cove	633 7006 Jany	[illegible]	8/5/04
Wilson	Jerome Wilson	6704 Dogwood Creek Dr Austin TX 78746	329 9974	[illegible]	8/6/04
Wilson	Dayna Wilson	6704 Dogwood Creek Dr Austin TX 78746	329 9974	[illegible]	8/6/4
West	Tom West	3704 Dogwood Creek Austin TX 78746	347-7756	[illegible]	8/6/04
West	[illegible]	3704 Dogwood Creek Austin, TX 78746	347-7756	[illegible]	8/6/04
Magee	Don Magee	3700 Dogwood Creek Cove Austin, TX 78746	330 0522	Don H. Magee	8-6-04
Magee	Shannon Magee	3700 Dogwood Creek Cove Austin, TX 78746	330-0522	Shannon N. Magee	8/6/04
Dorland	Mark Dorland	6637 Dogwood Creek Dr Austin, TX 78746	330-9808	Mark A Dorland	8/6/04
Woodard	Sabrina Woodard	3705 Dogwood Creek Cove Austin, TX 78746	347-9905	[illegible] Woodard	8/10/04
Holzman	Grace Holzman	6624 Dogwood Creek Dr. Austin, TX 78746	328-8222	[illegible]	8/10/04
Holzman	Steven Holzman	"	"	[illegible]	8/10/04

Creek at Riverbend

CASE # 814-88-0001.08

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Borland	Beverly Borland	6637 Dogwood Creek Drive	bdorland@juno.com	B A Borland	8/4/04
Woodard	Shayne Woodard	3705 Dogwood Creek Cove	shayne.woodard@sbcglobal.net	Shayne Woodard	8/4/04
Gruber	RICHARD GRUBER	6625 Dogwood Creek Drive Austin	rgruber@[illegible].net	[illegible]	8/4/04
Hillary	Dana Hillary	6619 Dogwood Cr Drive, Austin	dana.hillary@[illegible].com	[illegible]	8/5/04
Hillary	[illegible]	6619 Dogwood Cr. Drive, Austin		[illegible]	8/5/04
Bordas	Mark Bordas	6609 Dogwood Creek Dr. Austin TX 78746	236-9242	[illegible]	
Bordas	DENISE BORDAS	6609 Dogwood Creek Dr Austin, TX 78746	347-7735	[illegible]	8/5/04
Gauthreaux	Jamie Gauthreaux	6601 Dogwood Creek	306-[illegible]	[illegible]	8/5/04
Gauthreaux	Kyle Gauthreaux	6601 Dogwood Creek 78746	306-0996	[illegible]	8/5/04
Gutierrez	G. Gutierrez	3601 Shady Creek Cv.	genarojg@mail.utexas.edu	[illegible]	8/5/04
Gutierrez	G. Gutierrez	3601 Shady Creek Cv	3060143	[illegible]	8/5/04

Creek at Riverbend

CASE # 814-88-0001.08

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
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Stupeck	Tony Stupeck	6616 Dogwood Creek Dr Austin, Tx 78746	512 327-7369	Thomas Stupeck	8/5/04
Stupeck	Jim Stupeck	6616 Dogwood Creek Austin, TX 78746	"	Jim Stupeck	8-5-04
R[illegible]e	DEAN ROSE	6628 DOGWOOD CREEK DR AUSTIN, TX 78746	DFR@AUSTIN.RR.COM	Dean W. Rose	8-5-04
Scholar	Jonathan & Marion Scholar	6640 Rosewood Creek Austin Tx 78746	347-8833	[illegible]	8/05/04
	Chris & Stefanie March	6632 Dogwood Creek Dr Austin, TX 78746	732-2104	Stefanie March	8-5-04
Pagley	Robin Pagley	6631 DOGWOOD CREEK DR AUSTIN TX 78746	347-0813	Robin Pagley	8/5/04
Ward	Holly Ward	3805 Meandering Creek Austin 78746	306-7919	Hward	8/5/04
Pullen	Sherri & Corey Pullen	3409 Day Star Cove Austin 78746	732-2682	Sherri Pullen	8/6/04
Loeffel	Karen Loeffel	3801 Meandering Creek Austin, TX 78746	347-9380	Karen Loeffel	8/6/04
Loeffel	ERIC LOEFFEL	3801 Meandering Creek Austin, TX. 78746	347-9380	[illegible]	8/6/04
Marcus	ANDREW MARCUS	3800 MEANDERING CREEK AUSTIN, TX 78746	330-0607	[illegible]	8/6/04

PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

Creek at Rimrock

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FRANK D. HANZLIK	3709 DOGWOOD CREEK CV	512-347-7832		8/15/04
TINA C HANZLIK	3709 Dogwood Creek Cove	512-347-7832	Tina C Hanzlik	8/15/04
Sue Snyder	6615 Dogwood	512-347-7320		8/15/04
Alyson Perrin	6612 Dogwood creek	512.347.8799	Alyson Perrin	8/15/04
Michael Perrin	6612 Dogwood Creek	512.347.8799	Mike Perrin	8.15.04
Peter Miller	3605 Shady Creek Cv.	572 826-3038 347-9490		8/15/04
Linda Miller	3605 Shady Creek Cv	347-9490	Lynda Miller	8/15/04
SCOTT SNYDER	6615 DOGWOOD CREEK	341-7320		8/15/04
Luann Dunn	6605 Dogwood Cr.	329-3250	Luann Dunn	8/15/04
D Nick Dunn	—	—		8/15/04
Paul Pagliary	6631 Dogwood creek	347-8813		8/15/04

Creek at Pinnacle

CASE # 814-88-0001.08

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Greg Meserole	3600 Shady Creek Cv. Austin TX 78746	512-347-7724		8/15/04
Susie Meserole	3600 Shady Creek Cv. Austin Tx 78746	512. 347-7724		8/15/04
Kathlene Crist	6620 Dogwood Cr. Austin, Tx	328-6212	Kathlene Crist	8/15/04
David Crist	6620 Dogwood Cr. Austin, Tx	328-6212		8/15/04
Kelly Simmons	6636 Dogwood Cr. Austin, TX 78746	347-0904	Kelly Simmons	8/16/04
Bruce Simmons	6636 Dogwood Cr Austin, TX 78746	347-0904		8/1/04

CASE # 814-88-0001.08

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Carol Driscoll	1604 Nashua Ct.	332-7299	[illegible]	8/21/04
Julia Lydick	3711 Westlake		[illegible]	8/21/04
Hallie Ferguson Smith	5423 Petticoat Ln.	347-1963	[illegible]	8/20/04
Padmaja Mau	3108 Crowhead Cv		[illegible]	8/20/04
Tracy Anderson	4505 Charles Ave	304-8752	[illegible]	8/20/04
Kayla Stone	5900 Waymaker Cl	306-0473	[illegible]	8/20/04
[illegible]	5301 Mary [illegible]	329-0416	[illegible]	
Lynn Jones	5616 Clarion Ave	330-0684	[illegible]	8-20-04
Kelly Sakai	4700 Mantle Dr	347-8575	[illegible]	8/20/04
Lori Dickey	290 Trailview Mesa Tr	732-2293	Lori Dickey	8/20/04
Louise Meyer	6006 Ascot Cv.	347-0150	Louise Meyer	8/20/04

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Grace M. Holmes	4603 Charles Ave	577-1635 gmadholmes@austin.rr.com	Grace M. Holmes	Aug. 20, 04
Mila Thaker	1733 Canonero DR.	347-8855	Mila Thaker	Aug/20/04
Ann Messer	7 Lake Trail Dr	329-5600	Ann	8/20/04

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Elena McAllister	4701 Pipe Pipe Path		Elena McAllister	8/18/04
Joy Butler	4800 Manitou Dr.	Patnjoy@yahoo.com	[illegible]	8/18/04
Lisa Larson	309 N Weston Dr		[illegible]	8/18/04
Chris O'Connell	2801 Calaw Cove	694-1834	[illegible]	8/18/04
Cheryl Vallas	2800 Waymaker	784-0791	[illegible]	8/18/04
Joyce Turner	6328 Ayres Dr	328-3981	[illegible]	"
Cecilia Lidrh	9800 Vista Vista	996-9152	[illegible]	8/18/04
Daniela Knight	3200 Ritowa Cv	327-2754	[illegible]	8/18/04
Staci Barton	4010 Longchamp	329-6109	[illegible]	8/18/04
Karen Berns	3101 Riva Ridge	328-6647	[illegible]	8/18/04
Lisa Savage	6000 Northern Dancer	327-7304	[illegible]	8/18/04

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PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Polly Lines	47 Ehrlich Rd	plines@austin.rr.com	P. Lines	8/18/04
TANIA SCHWARTZ	4136 WESTLAKE DR	taniaschwartz@austin.rr.com	Tania Schwartz	8/18/04
CHRISTINE HALL	2011 PAISANO RD	blanchehall@yahoo	C. Hall	8/18/04
Tracey Petersen	3501 Native Dancer	tpetersen@austin.rr.com	Petersen	8/18/04
Ann Stott	4104 Shadow Oak Ln	astottr@austin.rr.com	Ann Stott	8/18/04
Holley Boyd	3987 Westlake	holleyboyd@austin.rr.com	Holley B	8/18/04
Sue Ellen Young	2906 Mill Reef Cove	syoung6@austin.rr.com	S. Young	8/18/04

Rhoades, Glenn

From: LeAnn Gillette [LGILLETTE@austin.rr.com]
Sent: Wednesday, August 04, 2004 3:59 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: The St Stephens/ Gables Westlake Apartment zoning

Dear Mr. Rhoades and Ms. Ramirez:

As a member of the Bunnyrun/Rivercrest Neighborhood Association my husband and I have the following objections to the shift from office to multi-family zoning on the Gables Westlake project.

Last year our family moved back to Austin after 12 years in the congested Washington DC area. We were so glad to be back in Austin in a lovely old quiet one-street neighborhood with minimal traffic. Therefore, we were surprised and dismayed at the zoning change proposal.

First, a change to multi-family zoning will create a serious traffic issue. With the possibility of 2 cars per unit, that means close to 700 more cars on Bunny Run and Royal Approach. Neither of these roads can accommodate this type of increase. Bunny Run and Royal Approach already have severe traffic congestion due to St. Stephen's morning and afternoon traffic.

Furthermore we are concerned with more cars, joggers, and bike riders going down Hillbilly Lane to Rivercrest Drive to see the lake. The increase in traffic on the narrow winding Hillbilly Lane will badly alter the original character and intended use of the street from residential access to a congested dangerous route.

We respectfully and strongly request you reconsider your proposal and keep this project zoned as office only. Please put us on the email list relating the Gables Westlake project. Thank you.

Sincerely,

Michael and LeAnn Gillette
3207 Rivercrest Drive
328-4666

Rhoades, Glenn

From: Elizabeth Baskin [ebaskin@baskin.com]

Sent: Wednesday, August 04, 2004 12:20 PM

To: Rhoades, Glenn; Ramirez, Diana

Subject: Gables Westlake Project

Please be advised that there is much opposition in our neighborhood to the proposed zoning change from office/retail to multi-family on the St. Stephens tract. We are strongly opposed to this change and would like to be informed regarding any meetings or new information on this project. The increased traffic in our neighborhood would be a disaster. The traffic created by St.Stephens School is pushing the limit during peak times as it now stands. The loss of natural green space would be tragic. Thank you for registering our opinion on this matter and keeping us informed.

Very truly yours,
Elizabeth Baskin
4110-2 Bunny Run
Austin, TX 78746

Rhoades, Glenn

From: CDALAMO@aol.com
Sent: Tuesday, August 03, 2004 1:40 PM
To: Rhoades, Glenn
Cc: tburns@swsoft.com
Subject: St. Stephens/Gables Apts

Dear Mr. Rhoades,
As a homeowner at 4204 Aqua Verde in the Bunny Run neighborhood, I strongly oppose the zoning change of the St. Stephens' property from retail/office to residential.

The number of single dwelling homes will be overwhelmed by the number of multi-family homes west of 360 between Lake Austin and Westlake. The multi-housing development will squeeze out the value and the feel of our neighborhood, making us a small, odds-out strip of homes between the Lake and the apartments.

The zoning change also means the change of the value, the texture, and the tone of this long established and respected neighborhood.

Please let us assimilate the new apartments just south of the Lake before making this decision that is monumental to the many families who live here.

Please let us assimilate the new threat of making 360 a toll road (without the voice of the people) before making this decision that is monumental to the many families who live here.

I am new to Austin and am constantly amazed at the number of old-time Austinites from all over town who know Bunny Run Road and its history. It is part of the legacy of Austin.

We bought our properties in good faith, under the current zoning restrictions. Please help us maintain this historical patch of Austin.

Debbie Fisher

Rhoades, Glenn

From: Cathy Romano [cathyr@austin.rr.com]

Sent: Saturday, July 31, 2004 9:12 PM

To: Rhoades, Glenn

Subject: Rivercrest opposes zoning changes

Glen,

I know you've heard from me before about issues that involve Rivercrest, but now I am asking you to hear me about another issue that also involves everyone who lives down here. We are all, and I feel confident that I speak for all 74 homeowners on our street, opposed to the proposed apartments that are supposed to be built above us for the following reasons:

1. Increased traffic problems, as apartment dwellers will be on the same schedule as those of us who live here and already deal with the huge lines of cars coming and going into St. Stephens school and leaving the elementary school and our neighborhoods.

2. More transients in our neighborhood. We are experiencing this already, as the hot weather has drawn many people to our street. Many joggers and bikers have already discovered Rivercrest and if 300 or more families rent apartments, then they, too, will add to the congestion which already exists making both Bunny Run and Rivercrest less safe.

3. Additional families adding to our already overcrowded Eanes School District, namely Bridgepoint Elementary. The numbers that we received from the developers were not accurate and I would urge you to call the school at 732-9200 and find out for yourself just how crowded the school is. Add 300 more families, plus the 250 from the other apartment complex just south of the 360 bridge, and the classrooms will be even more crowded than they are now. Teachers will get frustrated, kids won't be able to learn.

4. Environmental issues--where will the animals live? Less trees mean less oxygen. Soil erosion and land altercations lead to run-offs and who is at greatest risk here since we live at the bottom of it all? Rivercrest.

Glen, despite what you may have already heard, we are ***all*** opposed of the zoning change from commercial to multi-family. Please come visit the area and I think you will be shocked at the amount of growth that has occurred and the increased joggers, bikers, walkers, dogs, kids and students commuting to school presently. An increase in those numbers and a dangerous situation will exist, if it doesn't already. If you would like me to organize a neighborhood meeting so that you can come speak to the group, I'd be happy to do that and I'm sure you will be amazed at the opposition to the proposed project by all who will attend. And for this issue, you will get a tremendous turn-out from folks who want their voices heard and their safety and lifestyles considered before it is too late.

Please don't hesitate to call me if you have any questions. We have circulated a petition that should arrive in your office sometime this week.

Cathy Romano
cathyr@austin.rr.com
(512)329-5111

Rhoades, Glenn

From: Brian Scaff [scaff@scaff.com]
Sent: Monday, August 02, 2004 7:49 AM
To: Rhoades, Glenn
Cc: Tom Burns
Subject: RE: Westlake Gables

Just wanted to let you know I OPPOSE the change of zoning. Please leave it as planned.

Brian Scaff
4110 Bunny Run #10

Rhoades, Glenn

From: carter@trilogy.com

Sent: Sunday, August 01, 2004 10:17 PM

To: Rhoades, Glenn; Ramirez, Diana

Subject: proposed zoning change could reduce home values by $100,000 per home

My name is Tom Carter, and I live at 4600 Bunny Run. I am writing to voice my objection to the proposed zoning change of the St. Stephen's property because I believe such a change may reduce the local home values by as much as $100,000 per home in as little as 5 years.

The overwhelming majority of my neighbors, perhaps even 100%, oppose the zoning change for one reason or another. I'm sure you've heard many of the reasons, from subjective analyses of traffic patterns to the lack of proper support (sidewalks, park/open area, etc.) on Bunny Run for additional families. I'm sure many of the complaints have appeared to be subjective, perhaps with a tone of whining. Please allow me a moment to make a simple economic argument against the zoning change. I believe an economic view of this is the most objective way for you to make your decision and recommendation.

My argument starts with the assertion that housing prices are largely a function of supply & demand. I hope that is a basic enough principal that you would agree with that statement. Assuming that to be true, let's individually look at what will happen to the supply and demand for housing in our neighborhood if the zoning is changed.

First, let's look at the future demand for homes in this area based on the current zoning agreement for commercial development. Assuming some number of businesses occupy the St. Stephen's land, then I believe it is a fair assumption that demand would increase because some percentage of the employees that would work in the area would also want to live in the area. When fully developed into business property, the development will easily support hundreds and possibly a thousand or more employees. These employees are likely to be well-paid professionals who could certainly afford to live in our neighborhood, and I believe many would like to live in the neighborhood. The building of businesses on the St. Stephen's land would generate a much greater demand for our houses, and in turn should raise property values by a significant amount.

By contrast, a change in the zoning from commercial development will eliminate the future employees that will want homes in our neighborhood, resulting in a reduction in the future demand for our homes. By eliminating the future commercial development, the future employees, and the future demand, our property values will decrease compared to the current expectation based on the 1988 zoning agreement.

Now let's look at the future supply for homes in the area if the zoning is changed to allow multi-family homes. That change will increase the number of residences in our neighborhood by ~350, a figure that has been provided by the potential developers. This is in fact more residences that we currently have in the neighborhood. The supply of residences in the area will increase dramatically with the building of multi-family homes, lowering the current homeowners' property values.

The net of this is that a change to the zoning of the St. Stephen's land doubly punishes our neighborhood both by denying us an increase in demand for our homes and by increasing the supply of other homes. Based on what I have seen in the neighborhood over the past several years as other housing areas have been added to Bunny Run, I believe that your decision will directly affect the value of my home by at least $100,000 over the next 5 years. My house is one of the oldest and least expensive in the neighborhood, so I believe that this estimate may in fact be low when considering the greater number of more expensive homes in the neighborhood. A change in the current zoning could collectively inflict tens of millions of dollars of damage to the property values in this neighborhood.

While my financial estimates may be subjective and open to discussion, I believe every economist in the world would agree with the basic premise that a dramatic increase in supply and a concurrent reduction in demand will have a damaging effect on our home values. Are you really prepared to take away what could be tens of

millions of dollars from the individual homeowners? We're no longer talking about subjective opinions on traffic. We're talking about a large economic impact on the current neighborhood.

I believe the proposed zoning change would amount to the opposite of the Robin Hood principle. A zoning change will effectively steal money from individual home owners and give money to the very large businesses of St. Stephen's and Gables. If the current zoning was already stated to be multi-family, I could understand why you might resist taking action to change it, since it's always easier to leave things as they stand. However, the current neighborhood zoning plan was explicitly put in place back in 1988. That 1988 agreement involved a much broader view of the entire area and a plan for the areas future. Who is St. Stephen's and Gables to revisit just one little piece of that larger plan and agreement? Do you believe the conditions of the 1988 agreement have changed radically enough to justify revisiting that entire decision?

St. Stephen's and Gables will (of course) only present their limited view of their impact on the neighborhood, but I believe you have a responsibility to the community. St. Stephen's and Gables are putting up a smoke-screen by getting people to focus only on subjective matters like the impact on traffic, but you need to see through their smoke screen, be objective, and look at the economic impact to the area. The community spoke and made a decision back in 1988 which did consider the future of our neighborhood. The community is speaking again. We stand to lose a tremendous amount on our property values with a change that would allow multi-family homes. Please be objective and listen to the full story.

I don't know if anyone has presented this argument to you until now. I would like to give you the benefit of the doubt and believe you simply have not been fully aware of the economic consequences of your decisions and recommendations. Now that you are aware of those consequences, I ask that you strongly support the individual property owners of the area and object to the proposed zoning change. Will you support the wishes of the individual property owners in their decision in 1988 and their decision today?

I stand ready to discuss and defend my assertions. Please contact me personally if you have even the smallest inclination to go against the wishes of every individual property owner and allow the zoning change. We can get past this event without lawyers if we all try to remain objective, understand the history of the 1988 decision, and look at the true economic impact of any zoning change to the neighborhood. That is the best way to decide the proper future for our neighborhood.

Sincerely,

Thomas Carter
carter@trilogy.com
4600 Bunny Run
Austin, TX 78746
(512) 874-3140 w
(512) 329-0177 h

Rhoades, Glenn

From: Dave Kolar [davekolar@yahoo.com]
Sent: Monday, August 02, 2004 4:26 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: Tom Burns
Subject: Opposition to Gables Westlake project

Mr Rhoades and Ms. Ramirez,

I am a resident in the Bunny Run neighborhood and would like to tell you my family and I are opposed to your proposed "high density" zoning change regarding the Gables Westlake project. We would like to see you make your investment in another neighborhood. I would like to ask you to put me on the email list regarding this project.

Dave Kolar, 4405 Aqua Verde Ln

Rhoades, Glenn

From: Jim Johnstone [jjohnstone@austin.rr.com]
Sent: Saturday, July 31, 2004 7:02 PM
To: Rhoades, Glenn
Subject: Gables Westlake Project

I am a resident of Bunny Run and I am opposed to the zoning change that permits the Gables Westlake apartment Project over the Commercial office building that is already approved for this tract.

Adding apartments in an area already glutted by apartments at the corner of 2222 and 360 does not seem like a great idea. A condo project is also just being completed on 360 near the river.

I believe the apartments will lower my property value more than the commercial development that is approved.
The traffic generated by the Apartments may b less but it will be 24x7 wheras the office complex would be heaviest twice a day for 5 days a week when traffic is already heavy due to St Stephens School.

I hope you are listening to the Bunny Run Neighbors who recently met to hear about the Gables project from its developers. We had a lengthy discussion of this topic which led me to oppose this zoning change.

Regards

Jim Johnstone
^007 Bunny Run
stin, Tx 78746

Rhoades, Glenn

From: Kateva Rossi [kateva@austin.rr.com]
Sent: Monday, August 02, 2004 6:53 AM
To: Rhoades, Glenn; Ramirez, Diana; glen.rhoades@ci.austin.tx.us
Cc: tburns@swsoft.com
Subject: Zoning Change for the Bunny Run/Rivercrest Neighborhood Area

Dear Mr. Rhoades and Ms. Rameriz,

My husband and I purchased our home on Rivercrest Drive ten years ago in order to enjoy a quiet life in the city and to have a place that would hold its value so that we could eventually sell our investment and use the proceeds to retire. We were fully prepared for the growth that would come around 360 and later were aware of the area that was zoned office retail and were prepared for the impact that would have on our investment.

It is our understanding that you do not believe that the neighborhood objects to the zoning change from office to multi-family. You couldn't be more wrong. Please add me to your e mail list regarding the Gables West Lake project so I can be informed about this issue.

We are very concerned that, if you allow this zoning change to take place, that our most important investment will suffer a significant loss. We currently have a wonderful, quiet place where children can grow up in a comfortable, safe, and secure group of families who know and care about each other. Having an office building where you have people in and out of the neighborhood during the day is one thing; but adding 350 families to a quiet neighborhood as this in such a small space will change it forever, destroy our way of life, and plummet our property values.

Personally, if the value of our home is negatively impacted, retirement will be out of the question.

For every story like ours, there is another family with another similar story. Please, before you change all of our ways of life with your action, visit Rivercrest. See if you don't agree that it is a special place and look at the surrounding area to see if you really believe you can make your zoning change without damaging a lot of families.

Growth is important, but neighborhoods need to be protected. We feel it is your responsibility to help us protect ours.

Kateva Rossi
3101 Rivercrest Drive
Austin, Texas 78746
512 327-1969

Rhoades, Glenn

From: Kathy Johnstone [kjohnstone@austin.rr.com]
Sent: Monday, August 02, 2004 8:57 AM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: St. Stephens zoning issue

To: Glenn Rhodes
Diana Ramirez

Subject: proposed St. Stephens zoning change

I am Kathy Johnstone, and I live at 4007 Bunny Run.

I know that the Bunny Run Neighborhood Association, as well as individual neighbors, have written to express opposition to the re-zoning of the St. Stephens property. I would like to add my comments as well.

In addition to the probable loss of property values that would be caused by the change of zoning from commercial to residential (see Tom Carter's email to you), this change would negatively affect the quality of life in our neighborhood.

For example, we already get very heavy traffic from St. Stephens parents dropping off their children each morning and picking them up each afternoon. For those St. Stephens families arriving from Loop 360 heading south, instead of staying on Loop 360 through the line waiting for an extra traffic light (at Westlake Dr./360) these people take a right turn (thus also avoiding the light at Cedar/360) and travel down Bunny Run. By making this turn on Cedar, the motorists also save themselves waiting at a very long line of traffic waiting to turn left from Royal Approach onto Bunny Run.

Now imagine what this traffic each day does to those of us who are trying to get out of our driveways to leave for work each morning! Then, trying to return home in the afternoon can also be difficult due to St. Stephens people exiting the Bunny Run area.

Now add the traffic caused by residents of the proposed apartment complex to the existing traffic. This would be intolerable.

Due to the major increase of residents to this area, the "rural" atmosphere of this neighborhood will be ruined if this zoning change is permitted.

After the slap in the face Austin residents received when their elected officials didn't listen to opposition to toll roads, it would be salt in the wound for the city once again to ignore the voices of the residents of the Bunny Run area in their opposition to this zoning change.

A couple of years ago my section of Bunny Run was annexed into the city. This has caused a major increase in our taxes and even in an increase of our garbage pick-up fees (for less service, I might add). One saving grace for the price we are paying for residing within the city limits of Austin could be that at least our city acts on the concerns and values of its residents.

Please do not abandon our 1988 agreement to allow this zoning change.

Kathy Johnstone
4007 Bunny Run
347-8589

Rhoades, Glenn

From: lbemis [lbemis@brrlaw.com]
Sent: Monday, August 02, 2004 7:51 PM
To: Rhoades, Glenn
Subject: St Stephens/ Gables Westlake Apartment zoning case

Dear Mr. Rhoades,

I am the Vice-President of the Bunny Run Neighborhood Association and a resident of the Bunny Run neighborhood. My wife and I are both opposed to the proposed change of development of the St. Stephens' property from office-retail to multi-family. This proposal will lead to a significant decline in our neighborhood and all of the neighbors with whom I have discussed the matter share this opinion.

My concerns are heightened by the fact that the Gables Company has not demonstrated themselves to be a good steward of the lands which they have previously developed. Their development on the corner of 360 and 2222 demonstrates their disregard for both Austin's landscape and the ability of our fire and emergency services to adequately respond to a fire or other emergency at this facility.

We are also concerned that if this development is allowed it will discourage neighborhoods and owners from working together to arrive at an agreed development plan. When this site was originally allowed to be zoned as office-retail development it was the result of an agreement between the neighborhood and St. Stephens in the late 1980's. It is my understanding that the original developer also sought multi-family zoning, but it was rejected by the neighborhood and St. Stephens. St. Stephens, by its proposed development plan with Gables, is now seeking to breach its original agreement with the neighborhood. While it appears that St. Stephens now feels that its development profits will be maximized by multi-family development, this does not justify a breach of the original development agreement.

Please advise me of any hearing dates or other deadlines that I will need to calendar to pursue a protest of this proposal.

Sincerely,

Lloyd E. Bemis, III
Bemis, Roach and Reed
4100 Duval Rd., Building 1, Suite 200
Austin, Texas 78759
Phone (512) 454-4000
Facsimile (512) 453-6335

Rhoades, Glenn

From: lightsey@csr.utexas.edu
Sent: Monday, August 02, 2004 11:19 AM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: AGAINST proposed St. Stephens zoning change

Dear Mr. Rhoades and Ms. Ramirez,

Despite the fact that my family and I are presently out of the state on vacation, I wanted to take the time to assure you that we are strongly opposed to the proposed St. Stephens/Gables Westlake Apartments re-zoning from residential to commercial. We think this proposal, if approved, would significantly damage our quality of life, our environment, and our family values that we have grown to cherish about our neighborhood. We are much more willing to accept the currently zoned office/commercial development of the property. The differences have to do with the density of population and housing, land and water quality, the impacts on our schools and other community services, and additional traffic that a residential project of this size would bring to the area. As I am sure that you know, the Loop 360 area within a mile of the proposed site has already added several new apartment and single home complexes, and the additional residential growth would not be helpful to the neighborhood.

The president of our Bunny Run Neighborhood Association, Mr. Tom Burns, has told us that you stated you heard little from our neigborhood about this proposal. I would like to witness that I was present at one of the largest meetings of the BRNA that I have ever seen (more than 100 households present), and everyone there was unanimously opposed to the re-zoning proposal. We are all united in our belief that the proposed re-zoning is not in the best long term interests of the neighborhood and the community at large. I hope that you will take this into consideration when you make your decision.

Sincerely,

Glenn and Jeannie Lightsey
4301 Agua Verde Dr.

Rhoades, Glenn

From: Matthew O'Hayer [matthew@chayer.com]

Sent: Monday, August 02, 2004 10:00 PM

To: Rhoades, Glenn; Ramirez, Diana

Subject: proposed zoning change for St. Stephens

My name is Matthew O'Hayer and I live at 4100 Rivercrest Drive in the Bunny Run neighborhood. I am writing to voice my objection to the proposed zoning change of the St. Stephen's property. This is a travesty. If you like to hear my litany of reasons, feel free to reply. But, I am sure that you have heard them from my neighbors. We appear to be 100% against it. I am sure we will all be asking for reductions in our property taxes if this goes through, since it will kill the value of our homes.

Rhoades, Glenn

From: Paula Mizell [pmizell@austin.rr.com]
Sent: Saturday, July 31, 2004 1:02 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com
Subject: Proposed St. Stephen's/Gables apartments

As a Rivercrest subdivision resident, I strongly oppose the apartments/zoning change proposed on the former St. Stephen's land. This feels as though it is being swept through the process without outside opinion solicitation. There will be increased traffic issues, increased resource depletion, property value decreases, etc. We all oppose this change. Please let me know what we can do to stop this.

Thank you-
Paula Mizell 3007 Rivercrest Drive

Rhoades, Glenn

From: pcbeaman@juno.com
Sent: Saturday, July 31, 2004 9:59 PM
To: Rhoades, Glenn; Ramirez, Diana
Cc: tburns@swsoft.com; cathyr@austin.rr.com
Subject: St Stephens/Gables Apt Zoning

Dear Mr Rhoades,
I live in the Rivercrest subdivision and want to let you know I think a serious mistake will be made if the St Stephens track is rezoned for Apts.

There are many reasons that are frequently discussed, however there is one that may be overlooked. That is the fact that Austin needs to work to balance the traffic flow so that everyone will not be headed to and from downtown at the same period. That can be accomplished if offices are built miles from downtown. Then some of the traffic flow will be in the reverse from normal and some will never have to jam the streets going downtown or other neighborhoods to go to work.

The constraint of the amount of traffic that can be accommodated by the loop 360 bridge and the number of cars that can travel down 2222 and 2244 make this site ideal for an office where people living west of 360 and north and south of Westlake Dr can avoid adding to the congestion on those roads and Mopac.

Building apartments in this area is a very bad idea and will not add to the liveability of Austin.

I am interested in this project so please let me know when this case will be coming up.

Paul Beaman
3001 Rivercrest Dr. 78746

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Rhoades, Glenn

From: Ramirez, Diana
Sent: Tuesday, August 03, 2004 7:22 AM
To: Rhoades, Glenn
Subject: FW: St Stephens/ Gables Westlake Apartment zoning case

-----Original Message-----
From: lbemis [mailto:lbemis@brrlaw.com]
Sent: Monday, August 02, 2004 7:52 PM
To: Ramirez, Diana
Subject: St Stephens/ Gables Westlake Apartment zoning case

Dear Ms. Ramirez,

I am the Vice-President of the Bunny Run Neighborhood Association and a resident of the Bunny Run neighborhood. My wife and I are both opposed to the proposed change of development of the St. Stephens' property from office-retail to multi-family. This proposal will lead to a significant decline in our neighborhood and all of the neighbors with whom I have discussed the matter share this opinion.

My concerns are heightened by the fact that the Gables Company has not demonstrated themselves to be a good steward of the lands which they have previously developed. Their development on the corner of 360 and 2222 demonstrates their disregard for both Austin's landscape and the ability of our fire and emergency services to adequately respond to a fire or other emergency at this facility.

We are also concerned that if this development is allowed it will discourage neighborhoods and owners from working together to arrive at an agreed development plan. When this site was originally allowed to be zoned as office-retail development it was the result of an agreement between the neighborhood and St. Stephens in the late 1980's. It is my understanding that the original developer also sought multi-family zoning, but it was rejected by the neighborhood and St. Stephens. St. Stephens, by its proposed development plan with Gables, is now seeking to breach its original agreement with the neighborhood. While it appears that St. Stephens now feels that its development profits will be maximized by multi-family development, this does not justify a breach of the original development agreement.

Please advise me of any hearing dates or other deadlines that I will need to calendar to pursue a protest of this proposal.

Sincerely,

Lloyd E. Bemis, III
Bemis, Roach and Reed
4100 Duval Rd., Building 1, Suite 200
Austin, Texas 78759
Phone (512) 454-4000
Facsimile (512) 453-6335

Rhoades, Glenn

From: Rich Witek [rich_witek@mac.com]
Sent: Saturday, July 31, 2004 8:10 PM
To: Rhoades, Glenn; Ramirez, Diana
Subject: St. Stephens / Gables zoning

I live a 4110-6 Bunny run. I was not able to make the open meeting on this
but am opposed and want you to know this. I would much rather have an office building then the planned appts. I have expressed this at the meetings
at st. stephens on with the developers. they tried to make an office building sound bad. I use to work on plaza on the lake and biked to work.
I would love to see more office/home mixes in the area.

Please do not change the zoning.

Rich Witek
4110-6 Bunny Run

Rhoades, Glenn

From: Sybil Raney [sybilraney@hotmail.com]
Sent: Sunday, August 01, 2004 2:55 PM
To: Rhoades, Glenn; diana.ramierz@ci.austin.tx.us
Cc: tburns@swsoft.com; cathy@austin.rr.com
Subject: Opposition to Westlake Gables

Dear Mr. Rhoades and Ms. Ramierz,
We are distressed upon hearing of the proposed zoning change from office/retail to multifamily of the area between Royal Approach and Bunny Run to accomodate the Westlake Gables project. This area by no means can handle the amount of people and traffic that are part and parcel of an apartment complex of this size. Surely both of you, who have served us well in the past, have overlooked the impact this will have on our tiny neighborhood. Please reconsider the effects of changing the zoning to accomodate this behemoth! We are very concerned as are all our neighbors!
Sincerely,
Sybil and Jim Raney
3704 Rivercrest Dr.
Austin!,Tx. 78746

Rhoades, Glenn

From: Sybil Raney [sybilraney@hotmail.com]
Sent: Sunday, August 01, 2004 3:01 PM
To: Rhoades, Glenn
Cc: tburns@swsoft.com; cathy@austin.rr.com
Subject: Opposition to Westlake Gables

Dear Mr. Rhoades and Ms. Ramierz,
We are distressed upon hearing of the proposed zoning change from office/retail to multifamily of the area between Royal Approach and Bunny Run to accomodate the Westlake Gables project. This area by no means can handle the amount of people and traffic that are part and parcel of an apartment complex of this size. Surely both of you, who have served us well in the past, have overlooked the impact this will have on our tiny neighborhood. Please reconsider the effects of changing the zoning to accomodate this behemoth! We are very concerned as are all our neighbors!
Sincerely,
Sybil and Jim Raney
3704 Rivercrest Dr.
Austin,Tx. 78746

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/
ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

I live in the neighborhood adjoining the land subject to the above-referenced proposed PUD Amendment. By my signature below I am stating my opposition to the proposed PUD Amendment/Zoning Change. My reasons for this opposition include the following:

1. In 1988, the Bunny Run Neighborhood Association, on behalf of the entire neighborhood, entered into a comprehensive neighborhood land use plan with the Davenport Ranch Westview Development Inc. and St. Stephens, which rejected proposed multi-family land use as part of the PUD. I continue to support the office/retail zoning on this tract authorized by the 1988 comprehensive neighborhood land use plan.
2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
Lyra Bemis	4508 Agua Verde	343-6116 wk	Lyra B	8-26-04
Charles Smith	4504 Agua Verde	327-1757	Charles M Smith	8-26-04
LISA POTH	4500 AQUA VERDE	306-0824	LD Poth	8-26-04
Leslie D Pool	4402 Agua Verde	327-5634	Leslie D Pool	[illegible]
Robert Foster	4302 Agua Verde	327-11[illegible]	Robert F. Foster	[illegible]
D. Fisher	4204 Agua Verde	732-2733	[illegible]	8-26-4
C FISHER	4204 AQUA VERDE	732-2733	[illegible]	8-26-4
C Petri	4509 Bunny Run #	347-0337	Christopher	8-28-04
W NAUL	4509 BUNNY RUN	347-7800	[illegible]	8-28-04
Geoffrey Allen	4509 BUNNY RUN	328-9980	Geoff N Allen	8-28-04
Ginny Booton	4509-V Bunny Run	347.0454	[illegible]	8/28/04
Laura Colangelo	4507 Agua Verde	328-1878	L Colangelo	8/28/04

CASE # 814-88-0001.08
PETITION CONCERNING GABLES WESTLAKE PROPOSED PUD AMENDMENT/ ZONING CHANGE FROM OFFICE RETAIL TO MULTI-FAMILY

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2. It is my belief that the zoning authorized by the 1988 comprehensive neighborhood land use plan is less intrusive on the neighborhood and best maintains the original rural/suburban character of the greater Bunny Run Neighborhood area.

Duplicate

PRINTED NAME	STREET ADDRESS	PHONE # OR EMAIL	SIGNATURE	DATE
[redacted]				
Carol Winkley	4202 Agua Verde	327-4144	Carol Winkley	8/30/04
David Reichert	4508 Bunny Run	327-2522	[illegible]	8/31/04
Jan Bates	4614 Bunny Run	327-5579	Jan Bates	8/31/04
[illegible]	4615 Bunny Run	[illegible]	[illegible]	8/31/04
[illegible]			[illegible]	8/31/04

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning & Platting Commission

FROM: Dora Anguiano, ZAP Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: February 15, 2005

SUBJECT: ZAP Commission Summary

Attached is a ZAP Commission summary, which will be forwarded to the City Council.

CASE # C814-88-0001.08; C814-88-0001(RCA) DRAFT MINUTES

10.	**Zoning:**	**C814-88-0001.08 - Gables at Westlake**
	Location:	3100-3320 North Capitol of Texas Highway, Lake Austin Watershed
	Owner/Applicant:	Protestant Episcopal School Council (Brad Powell)
	Agent:	Stuart Wolff Metcalfe von Kriesler (Michele Haussmann)
	Request:	PUD to PUD. To amend an existing PUD to allow for multifamily residential use.
	Staff Rec.:	**Recommended**
	Staff:	Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us Neighborhood Planning and Zoning Department

APPROVED P.U.D. ZONING WITH SF-6 DEVELOPMENT REGULATIONS; A MAXIMUM OF 323 UNITS; HEIGHT LIMIT OF 45'; MAXIMUM BUILDING COVERAGE LIMITED TO 20%; IMPERVIOUS COVERAGE LIMITED TO 35%; NO PARKING WITHIN THE FRONT YARD SETBACK SO THAT THERE'S A BUFFER BETWEEN WESTLAKE LOOP & THE DEVELOPMENT. ALSO INCLUDE ALL OF THE ENVIRONMENTAL BOARD'S CONDITIONS & RECOMMENDATIONS; APPLICANT/PROJECT TO BE RESPONSIBLE FOR WHAT IS DEFINED IN THE RESTRICTIVE COVENANT AS THE PHASE 3 ROADWAY IMPROVEMENT; APPLICANT HAS TO CONSTRUCT THAT INTERSECTION WHETHER THERE IS SUFFICIENT FISCAL POSTING OR NOT; APPLICANT IS RESPONSIBLE FOR THE REMAINING COST OF THE INTERSECTION. LOOP 360/WESTLAKE, PHASE 3 INTERSECTIONS, BE CONSTRUCTED PRIOR TO THE CO ON THIS SITE. AS THE AGREEMENT REQUIRES, TO CONSTRUCT WESTLAKE FROM ROYAL APPROACH, TO CONSTRUCT AN ALTERNATE ENTRY TO ST. STEPHEN'S SCHOOL; WAYMAKER WAY. APPLICANT TO INSTALL THE TRAFFIC IMPROVEMENTS ON ROYAL APPROACH & WESTLAKE DRIVE TO PROHIBIT THE TURNING OF VEHICLES INTO THE NEIGHBORHOOD; TIA BE REVISED TO REFLECT THE NEW WAYMAKER WAY INTERSECTION AND THAT THIS PROVIDES A REDUCTION OF TRAFFIC INTO THE NEIGHBORHOOD". IN ADDITION, 10% OF THE UNITS MUST BE AFFORDABLE AS DEFINED BY THE CITY'S SMART HOUSING DEPARTMENT.

[K.J; T.R 2ND] (5-4) C.H; J.M; B.B; J.P – NAY

11.	**Restrictive Covenant Amendment:**	**C814-88-0001(RCA) - Gables at Westlake**
	Location:	3100-3320 North Capitol of Texas Highway, Lake Austin Watershed
	Owner/Applicant:	Protestant Episcopal School Council (Brad Powell)
	Agent:	Drenner Stuart Wolff Metcalfe von Kriesler (Michele Haussmann)
	Request:	To amend an existing restrictive covenent to allow for multifamily residential use, and to amend the peak hour trips as defined by the restrictive covenant
	Staff Rec.:	**Recommended**
	Staff:	Glenn Rhoades, 974-2775, glenn.rhoades@ci.austin.tx.us Neighborhood Planning and Zoning Department

MOTION MADE TO AMEND THE EXISTING RESTRICTIVE COVENANT TO BRING THEM INTO CONFORMANCE WITH THE ACTION ABOVE, ITEM #10; AMENDING THE PUD.
[K.J; T.R 2ND] (5-4) C.H; J.M; B.B; J.P – NAY

DRAFT MINUTES

SUMMARY

Glenn Rhoades, staff – Gave his presentation to the commission. "This is for Items #10 & #11; the applicant is proposing to change an existing plan unit development land use plan. The PUD as it stands today, designates this portion of the property as office and retail use, as well as single-family. The owner is proposing to amend the land plan in order to allow for multi-family residential. In addition to amending the land plan to allow for multi-family, the applicant is requesting two variances from the code for construction on steep slopes and cut/fill requirements; the variances were considered by the Environmental Board on October 6, 2004, and were recommended with conditions. Item #11, the applicant has filed an application to amend an associated restrictive covenant; the restrictive covenant limits the property to commercial office and single-family uses and must also be amended in order to allow for multi-family residential use. Staff does recommend the proposed change, we believe it's appropriate at this location; generally land uses transition for more intense uses to lower intense uses between single-family neighborhoods and arterial roadways. The subject tract is adjacent to Capital of Texas Highway to the east; presently the property is proposed for an office retail park and staff believes that the multi-family project would be compatible with the single-family neighborhood to the west. In addition, the property is allowed 6,700 trips per day and the proposed multi-family would generate 2,070 trips, which would be a substantial reduction. I would like to make a correction to the posting for the restrictive covenant amendment, when that was first posted at one time we thought that there was an exhibit within the restrictive covenant that dealt with peak hour trips and we thought that would have to be amended, but it turns out that it does not need to be, so all that is being requested is to change the use to allow for multi-family".

Commissioner Baker – "This is something that was not or could not have been administratively approved?"

Mr. Rhoades – "That is correct".

Commissioner Baker – "So it is a change in use?"

Mr. Rhoades – "Yes".

Commissioner Martinez – "This is a change to a PUD, the vote here tonight and its interaction with City Council; what happens if we vote yes or no either way or we take no vote?"

Mr. Rhoades – "I believe if you vote against it, that it would require a 6/7 majority whenever it does go to City Council; if you send it with no recommendation, I believe we would need a simple majority; or Ms. Terry can explain it".

Marty Terry, City Attorney – "I will need to look it up and give you an answer later".

Steve Drenner, applicant – Gave his presentation to the commission. Mr. Drenner gave a Power Point presentation. "You have 5 projects in that 11,000 acres, you have a total of 650 apartment units, if you a person who is looking for that sort of a housing prospect you can not find it unless you're fortunate enough to be able to buy 650 units. So I do think it provides and satisfies a real public need. Zoning change should provide compatibility with adjacent nearby uses, it should not result in detrimental impacts to the neighborhood character. I do think we are compatible with the neighborhood. The property is not bounded by any current single-family residence, the closest one is more than 500-feet away; the majority of the folks live more than ½ a mile away from this site; so it is not as if we are putting an apartment project in the middle of a single-family area; it's the tract that has direct access to the major arterials. Zoning changes should promote the health, welfare and safety and fulfill the purposes of zoning set forth in the local government code. The fact that we are changing from office retail to multi-family reduces the traffic from this project by 60%. We will be building this loop road that connects back to 360; it does provide relief for this office project to the north. We will build a new entrance from St. Stephen's, so that all the traffic that presently goes down Bunny Runny and Royal Approach and Westlake Drive will be directly fed on Loop 360. We will build additional turning capacity to allow northbound and an additional turn lane to get out and additional turn lane to get into the neighborhood for those traveling from the south. Finally, because we have heard a lot about potential cut through traffic that might leave this project and go through the neighborhood, frankly we see very little chance that that can happen, but to make sure that it would not happen we would propose this sort of traffic impediment that prohibits left turn from our project into the neighborhood". Mr. Drenner continued with his presentation speaking on traffic reduction. "You'll hear about the concept about "a deal is a deal"; there was NO deal with regard to this tract of land, there was a deal with regard to other tracts of land. There was a letter agreement that was entered into in '88 and it referred to property that fronts on Bunny Run, there was a map attached to that, the property that the Diocese was to own, this is the tract that we're talking about, it does not front on Bunny Run. It called out those tracts specifically; it calls for Block A and lots 1-15 on Block E that was what was reflected in their deal. The tract that we're talking about was not a part of that. The deal has been honored by St. Stephen's and will continue to be so; there has been some confusion with regard to the restrictive covenant and PUD notes; that's not a deal; that document clearly reflects the idea that you can change things. There wasn't a deal".

Commissioner Whaley – "How are do you live from this tract?"

Mr. Drenner -- "I live down Westlake Drive to the east, probably 3 or 4 miles, I use this intersection and traffic artery quite a bit".

FAVOR

Roger Boel, Head of St. Stephen's – Spoke in favor of the proposal.

Rick Whitley, Legal Council for St. Stephen's – "I was involved with the land swap back in the late 80's, I can attest that St. Stephen's did enter into an agreement with the neighborhood regarding the land that was part of the Davenport West PUD, but no part of that agreement dealt with the land that's in question tonight". "There was an agreement with St. Stephen's contracted with Davenport to trade this 98 acre tract for 104 acre tract to the south, as part of that contract, Davenport was to obtain entitlements that Steve described earlier on this tract as well as entitlements on the 46 acres. The proposed PUD dealt with 100's of acres up and down 360 and the part that is west of 360, was called Tract F; there was a Davenport portion of Tract F and a St. Stephen's portion of Tract F. The surrounding neighbors had a number of issues with the Davenport proposal as it came forward. There were numerous meetings and I was active in attending those meetings. Both St. Stephen's and Davenport reached an agreement with the neighborhood in writing; there was a St. Stephen's agreement with the neighborhood and there was a Davenport portion of Tract F and there was a St. Stephen's portion of Tract F, those were two separate agreements". Mr. Whitley continued speaking about the agreement.

Christine Aubrey, Former member of St. Stephen's Board of Trustees – Spoke in favor. Ms. Aubrey spoke about the deal between St. Stephen's and the neighborhood.

Mike McKedda , Board of Trustees at St. Stephen's – Spoke in favor. Spoke in regards to the "deal" between St. Stephen's and the neighborhood.

Lynn Meredith, Board of Trustees – Spoke in favor. Spoke about the land and the history of the land.

Jim Knight, Project Engineer – Spoke in favor. Spoke about the Environmental Board's action and things that they want to accomplish on the proposed site. Mr. Knight spoke in regards to water quality.

Alice Tucker, teacher at St. Stephen's – Spoke in favor. Ms. Tucker spoke about the history of Bunny Run and St. Stephen's School.

Owen Linch, Teacher at St. Stephen's – Spoke in favor.

Lawrence Sampleton, Director of Admissions at St. Stephen's – Spoke in favor.

(inaudible), Parent of a student at St. Stephen's – Spoke in favor.

Mike Davis, Head of School – Spoke in favor.

Catherine Resbess, Former President of St. Stephen's Neighborhood Association – Spoke in favor.

Brad Powell – Spoke in favor.

Commissioner Hammond -- "Can you tell us why this land sell is so important to the current finances of St. Stephen's?"

Mr. Powell -- "St. Stephen's is looking to plan for the future and gain financial stability and this is a method of us to do so; so that we could continue to education kids at the level that we have been educating them for 50 years. It gives us that ability to do that".

Commissioner Hammond -- "Thank you".

Jack Holford – Spoke in favor.

James Vaughn – Spoke in favor.

Commissioner Martinez – "If that young man is an indication of the kinds of young people that St. Stephen's is preparing to move into our communities, wherever they are, all of us in this room, not just the St. Stephen's folks but everyone in this room should be very proud".

Alexa Knight, Gables residential – Spoke in favor.

Paul Hornsby - Spoke in favor.

Jerry Winethrob, Real Estate Broke – Spoke in favor.

Barney Knight – Spoke in favor.

Harry Lorenz, parent – Spoke in favor.

Michael Whalen, behalf of St. Stephen's – Spoke in favor.

Commissioner Baker – "Do you have an answer to Commissioner Martinez's question?"

Marty Terry, City Attorney -- "The Code's language in that provision is that the affirmative vote of 3/4th of the members of Council is required to approve a proposed zoning if, 1; the land use commission recommends denial of an application to rezone property to a planned unit development. It does not speak to denial only; it does not require 3/4th vote in the event you send up a "no recommendation". Since it is a PUD to PUD, we are talking about rezoning this PUD, so we are talking about the 3/4th vote being triggered at City Council by denial of the request of rezoning".

Commissioner Baker – "Thank you".

A motion was made and seconded to continue pass 10:00 p.m.

OPPOSITION

Sarah Crocker, representing 1400 homeowners, Davenport & Bunny Run Defense Alliance – Spoke in regards to comments that have been made about the neighborhood. Ms. Crocker stated that the comments were untrue and that her clients were not confused. [Technical Problems occurred]..... "You will hear from several people. No one has ever said that St. Stephen's does not have the right to rezone their property, all the documents that Mr. Drenner referred to are standard language and restrictive covenants. It would be illegal for the City to tell anybody that they couldn't rezone their property. What that RC does is the same thing that a zoning case does, zoning cases don't permit all the time and most of the time they prohibit in regard to uses, but it would be illegal for anybody to come in and file a zoning case and have the city put in there "sorry this is what you get and you'll never get anything else", I've never seen that and nobody has ever contended that; no one has ever said that St. Stephen's couldn't come in and make an application to rezone their property. They have to go through the process just like everyone else". Ms. Crocker spoke on impervious cover, traffic and number of units being proposed on the property. "Bottom line is we have to have a zoning change in order to have multi-family; there isn't one GO use prohibited in the PUD. My clients accepted all of the GR uses and all of the GO uses, but the one thing they didn't want was multi-family. I guess a preliminary plan is not a legal document either; there's a lot more to this, this is not a bunch people who are against development; they support it. Nobody has anything against St. Stephen's, they are a great school, but they have more than adequate uses to market this property. This is more to me perhaps marketing failure: an inability to get out and sell your property and get fair market value for it".

John Hickman – Spoke in opposition. Spoke in regards to transportation, traffic issues.

Speaking about a chart that was handed to the commission:

Commissioner Jackson – "You think the best case is Scenario #4?"

Mr. Hickman – "I like #4, yes".

Commissioner Jackson – "So when we look at the entering in the A.M, you have 394 vs. 32; if you compare it to the multi-family".

Mr. Hickman - "Correct".

Commissioner Jackson – "On the exiting, you have 64 vs. 130; which I think correlates to the 66 that Mr. Drenner told us about".

Discussion continued in regards to the entering and exiting peaks of traffic in the A.M and P.M.

Paul Linehan – Spoke in opposition. Mr. Linehan gave an overall prospective of the proposal and the agreement that was made between St. Stephen's and the neighborhood.

Commissioner Baker – "They are proposing a change from office retail to multi-family; does that change the requirements and the needs for LUE's?"

Mr. Linehan – "Yes, in 1997, there was an agreement worked out with the City of Austin regarding the participation agreement, that was done on November 4, 1997. It was a Waste Water agreement that was done at that time, that would allow for 145 LUE's to St. Stephen's, that agreement has been changed; I talked to city staff and those LUE's for St. Stephen's has been knocked up to 205. It was my understanding that when St. Stephens extend that waste water line to their site that there would be about 24 LUE's that would need to be reserved for St. Stephen's. So you would have to deduct that amount from the 205. It went from 145 in 1997 to 205 in a revision to that agreement in 2003. Is there enough to do 323 apartments?? I'm not an engineer, but I do multiples of .7 for LUE's for apartments and that would not allow for 323 apartments to be built with the number of LUE's that are done without doing a service extension request; that would have to go to City Council".

Commissioner Baker – "So basically, you do not professionally feel that there is sufficient LUE's for the proposed multi-family?"

Mr. Linehan – "I do not believe that there is enough LUE's".

Commissioner Hammond – "What are the significance of the PUD notes from a legal point of view?"

Mr. Linehan – "I'm not an attorney; the notes that I put on a plan are based on the agreements we have; I never planned multi-family on the St. Stephen's school tract, that is true. I had three other sites that I was trying to get multi-family approved on; when the agreement was reached that .... End of tape. "We agreed that we would not put anymore multi-family on the plans; so when we did the PUD plans there was no multi-family".

Commissioner Jackson – "Over your years of doing PUD's in the City of Austin, how many of your PUD's have you gone back and changed?"

Mr. Linehan – "Probably every one of them; as far as how I changed them, it has not been a land use change; they are administrative changes".

Rocky Klossner, Water and Wastewater – "Mr. Linehan was correct about the 1997 agreement; the city originally had about 55% of the capacity. This tract and one other has taken part of that capacity, the city shares just less than ½ ; this tract has submitted service extension requests. I believe they have been approved; as far as the utility is concerned, there is capacity and they can obtain enough LUE's to service the property".

Commissioner Baker – "Thank you".

Tom Burns, President of Bunny Run Neighborhood Association – Spoke in opposition. Mr. Burns spoke in regards to the agreement that was made between the neighborhood and St. Stephen's.

Jimmy Mansour – Spoke in opposition.

Commissioner Whaley – "What did you think about the traffic improvements that were proposed with the Gable's plan for the moving of the entrance; does any of that have any appeal?"

Mr. Mansour – "The neighborhood is open always to work with the developer. Sarah will talk to that".

Mike Hare – Spoke in opposition.

Lloyd Beamus, Vice-President of Bunny Run – Spoke in opposition.

Beverly Dorland – Spoke in opposition. Ms. Dorland spoke in regards to traffic; she spoke about how the applicant did not meet with the neighborhood in a proper way, no maps were provided to them. Ms. Dorland spoke about the failing intersection, Westlake Drive.

Steve Way, resident – Spoke in opposition.

Peter Gaylord, resident – Spoke in opposition. Stated that no a lot of information was presented to the neighborhood.

Ralph Bissard, resident – Spoke in opposition. Spoke in regards how the neighborhood lacks diversity and the neighborhood's character.

Jack Williams, Past President of Bunny Run – Spoke in opposition.

Jorge Ramirez, resident – Spoke in opposition.

Meredith Landry – Spoke in opposition.

Hank Coleman – Spoke in opposition.

[End of tape; Technical difficulties]

REBUTAL

Steve Drenner, applicant – "With respect to traffic, there is a little bit of frustration, I will admit. What we have is, some experts that would disagree with have one set of numbers that has been looked at and approved by the city staff, and I should suggest to you that they should carry more weight. I would also suggest to you that traffic is not about just

the particular numbers, it's to some degree a common sense issue. I think with respect to the traffic improvements, it doesn't take much beyond common sense to say "if we're providing a new entrance for St. Stephen's, surely that's having a positive traffic impact. It's not just a traffic impact for the school or the neighborhood; it's for this entire area. We talked about providing a traffic signal, so instead of taking that scary move that the lady who spoke is talking about, we're going to enhance traffic safety, assuming that TXDot would warrant the signal as we believe that they will. With regard to environmental issues, we started this process understanding that in order to have an economically viable process we couldn't reduce the impervious cover to current code. Our first conversation with city staff, we told them that, we asked what else we could do; we talked about doing SOS style water quality. They said that they would rather we do this style of water quality; they want us to look at the run off from Loop 360. There was been signs all around the neighborhood that says "our neighborhood is at risk", we continue to ask "at risk from what?" "Is it the traffic improvements that we're going to make that's going to make it safer; it is the fact that we're going to have a more environmentally sensitive project that otherwise would be built...at risk from what? Tonight, I got my first answer, at risk from student parties. Looking back at planning principles and what this area needs, not just this particular neighborhood, what this neighborhood needs is housing alternatives; that's exactly what we're offering to provide".

Commissioner Jackson – "There was a gentleman that was talking about property values; did I hear it wrong?"

Mr. Drenner – "No, he had it backwards, he looked at it two ways, it looked at the impact of the apartments out at Barton Creek, on the residential and he found no negative impact, in fact the sales for the area close to the apartments were slightly higher than the area down the street. Then he looked at the Lost Creek impact and he found a very slight 3 to 7% negative impact on the neighborhood".

Commissioner Jackson – "I understand from your investment if you start taking a 7% lost, that's ..."

Mr. Drenner – "According to Mr. Hornsby study they would experience the 7% lose if that office project is built".

Commissioner Martinez – "What were you going to say about affordability?"

Mr. Drenner – "To some agree as we began the conversations with the neighbors; we started talking with this neighborhood far before we ever filed a zoning application; I would tell you that from the outset we heard "oh my gosh, we have problems with apartments" and it was a question about quality; and we tried to assure folks that we were going to build a quality project. If you would like to condition any recommendation on our ability to meet the city's affordable standards and their SMART Housing standards, we would be happy to do that; if I understand, that's 10% of the units must be affordable

by people making 80% of the median income in the city; we'll be pleased to have that as part of our conditions".

Commissioner Whaley and Martinez moved to close the public hearing.

Commissioner Baker -- "How did staff look at the projected traffic for the retail?"

Emily Barron, staff – "Generally, as a rule, staff looks at shopping centers; we generally don't take into account specialty retail unless we know a specific user. The code allows for a wide variety of square footages in shopping centers for a small shopping center to a million square foot shopping center. So we have used shopping center and office and compare that with the apartments".

Commissioner Baker -- "So you took the high end?"

Ms. Barron – "Correct".

Commissioner Martinez – "I want clarification in terms of our vote tonight, so I clearly understand what it does. If we vote yes to do the rezoning, does it go to Council?"

Ms. Terry -- "It does go to Council".

Commissioner Martinez – "If we vote no.."

Ms. Terry – "It still goes to Council; it requires a super majority vote".

Commissioner Martinez -- "A super majority vote on the "no".

Ms. Terry -- "That's correct".

Commissioner Martinez – "If it's a tie or if someone abstains?"

Ms. Terry -- "No, super majority vote".

Commissioner Baker – "So commissioners, what's your pleasure?"

Commissioner Donisi -- "I was going to ask, was there a recommendation or any outcome from the subcommittee meetings?"

Commissioner Baker – "I think the best way to describe the subcommittee would be frustration. All commissioners who were not aware of some of the discussions, we heard a lot of what we heard tonight, at our last meeting, it became very apparent that we were totally at a standoff. Whatever issue you wanted to bring, whether it was traffic or apartments, there was no compromise. The Chair just decided that it was not being productive and that we would just come back to the full commission and punt; I'm sorry, we tried".

Commissioner Jackson – "I want to clear up some numbers. Glenn, we saw a slide from the neighborhood that showed that when this deal was put together, it reduced the office square footage from 1.6 million square feet of office on this site to 1 million square feet; then I heard from another speaker that Hill Partners, on their site alone has 1 million square feet and this particular site has 300,000 square feet, is that right?"

Mr. Rhoades – "I think when that was discussed they were talking about negotiations that went on back in the 80's".

Commissioner Jackson – "Yes".

Mr. Rhoades – "In '88 I was 17 yrs old, I don't remember anything"... [Laughter]

Commissioner Jackson -- "I think the better question to ask is, the total office that Hill Partners site has and this site, what is that total square footage?"

Mr. Rhoades – "I just know that this site has 321,000 of office and retail; I don't know what the other site has".

Commissioner Baker -- "Commissioner Whaley, you have been indirectly involved in the Hill Partners square footage...."

Commissioner Whaley – "Why not ask Mr. Linehan or Mr. Drenner?"

Mr. Drenner – "The portion that's built is 27,000 feet of retail; what is unbuilt and approved is 774,000 feet of office".

Mr. Linehan – "I agree".

Commissioner Martinez -- "I want to thank all the individuals who came out this evening and who has been involved in their neighborhood". Commissioner Martinez commented and praised the neighborhood; Mr. Martinez spoke about the neighborhood he grew up in. "I make a motion to deny the zoning change".

Commissioner Pinnelli – "I'll second. I feel like this is a big change in use of the land; I can see why it passed the environmental board, but I do feel that this is a change in use and that it should come under current regulation".

Commissioner Jackson – "I'd like to make a substitute motion. I want to thank all of you here; as contested as this case has been; it's been civil here tonight and through emails. I appreciate the vain in which that was offered, they were well written. I would like to make a substitute motion that we zone the property SF-6 and it be developed under SF-6 development regulations; that there be a maximum of 323 units on this 31 acre site. A height limitation of 45-feet; they be allowed to develop with one site development permit; the maximum building coverage be limited to a maximum of 20% impervious

cover; limited to 35%; no parking within the front yard setback so you have a buffer between Westlake Loop and the development; incorporating all the environmental board conditions. This project be responsible for or be defined in the restrictive covenant, as the Phase 3 roadway improvements; I'm saying that the applicant has to construct that intersection whether there is sufficient fiscal posted or not; they are responsible for the remaining cost to construct that intersection. And that intersection is constructed prior to the CO on this site; the Loop 360 and Westlake intersection, what's defined in the Phase 3 improvements of the covenant. As the agreement requires, they construct Westlake Drive from Royal Approach to Loop 360, that they construct an alternate entry to St. Stephen's school via Way Maker Way; I'd like to impose that they have to do a traffic signal, but that has to be warranted by TxDot. That the applicant installs the traffic improvements on Royal Approach and Westlake Drive to prohibit the turning movement back into the neighborhood; that the TIA be revised to reflect the new Way Make Way intersection and that this provide a reduction of traffic back into the neighborhood and that it is approved by the city staff".

Commissioner Rabago – "I'll second the motion".

Commissioner Jackson – Spoke to his motion.

Commissioner Baker -- "Would you include in your motion; the SMART Housing and the Affordable Housing that's volunteered by Mr. Drenner?"

Commissioner Jackson – "Yes".

Commissioner Rabago – "I certainly would accept that".

Mr. Rhoades – "Just to clarify, we are still going from PUD to PUD; what could be said is that you wish to go from PUD to PUD with SF-6 developments regulations and all the conditions".

Commissioner Jackson -- "Yes, sorry I wasn't clear there".

Commissioner Rabago – Spoke to her second to motion.

Commissioner Hammond – Spoke in opposition the motion.

Commissioner Gohil – Spoke in favor of the motion.

Commissioner Donisi – Spoke in favor of the motion.

Commissioner Whaley – Spoke in favor of the motion.

Commissioner Baker – Spoke in opposition to the motion. "I don't know of anything that has been more difficult; as this came forward, it didn't get any easier, it got worse. I have respect for everyone who spoke. Mr. Linehan and I do not agree on a lot of things, but I

have never had reason to question his honesty and his credibility. I think for a neighborhood, I think there is a degree of predictability that should be anticipated. I live on a neighborhood that's on SF-3 and the lots are sufficient size, but you could have a duplex, there's deed restrictions, so you can't. If someone is going to try to build a duplex, they are going to hear from me because I bought that with the understanding, I know it and they should have known it. I don't know how it changes from preliminary to final with the land use issue; if we have to approve a preliminary as it is". Ms. Baker continued to speak on the motion. "If I lived in that neighborhood, I probably would be in the opposition tonight to the proposal".

Mr. Rhoades, staff – "I'm sorry, this motion here covers only Item #10, which is the zoning; there's still Item #11, which deals with the RCA Amendment".

Commissioner Baker – "Yes, I understand".

Motion carried; vote 5-4.

ITEM #11

Commissioner Baker – "I'll ask both Mr. Drenner and Ms. Crocker if they wish to speak on the amendment to the RCA?"

Sarah Crocker – "All the conditions are all in the restrictive covenant".

Commissioner Jackson – "We are about to make a motion on the restrictive covenant".

Commissioner Baker – "Is there a motion?"

Commissioner Martinez and Gohil moved to close the public hearing.

Commissioner Jackson – "For Item #11; I make a motion to amend the existing restrictive covenant to bring them into conformance with our action we just took, amending the PUD".

Commissioner Rabago – "Second".

Motion carried. (5-4)

COMMISSION ACTION:	**JACKSON, RABAGO**
MOTION:	**SEE ABOVE, UNDER EACH CASE.**
AYES:	**RABAGO, GOHIL, JACKSON, WHALEY, DONISI**
NAY:	**HAMMOND, MARTINEZ, BAKER, PINNELLI**

MOTION CARRIED WITH VOTE: 5-4.